



HUNTERS®
HERE TO GET *you* THERE

2  **HUNTERS®**

West Street, Carshalton

Asking Price £270,000



Hunters are delighted to bring on the market this two bedroom ground floor flat situated on a cul-de-sac in Carshalton.

The property comprises of spacious lounge room with a feature fireplace and a separate fully fitted kitchen. There are two generously sized double bedrooms and a three piece family bathroom. Furthermore, the residents can enjoy a communal garden at the rear.

This property presents an ideal opportunity for both investors and first time buyers. Conveniently located near local amenities and excellent transport links.

Viewings are highly recommended.

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347
worcesterpark@hunters.com | www.hunters.com

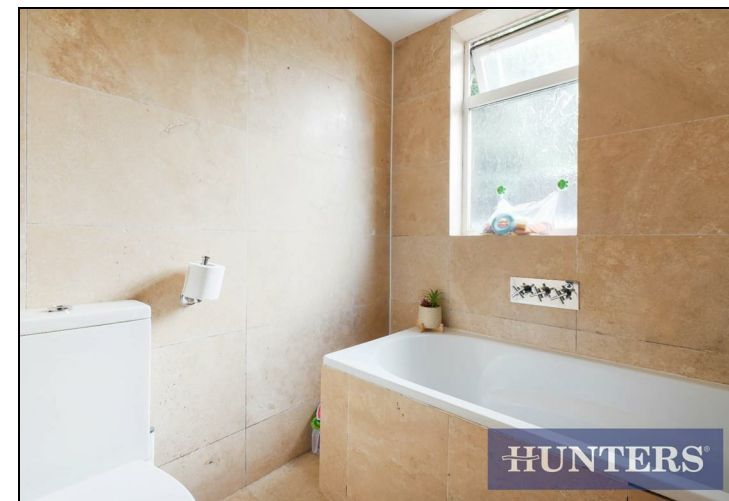


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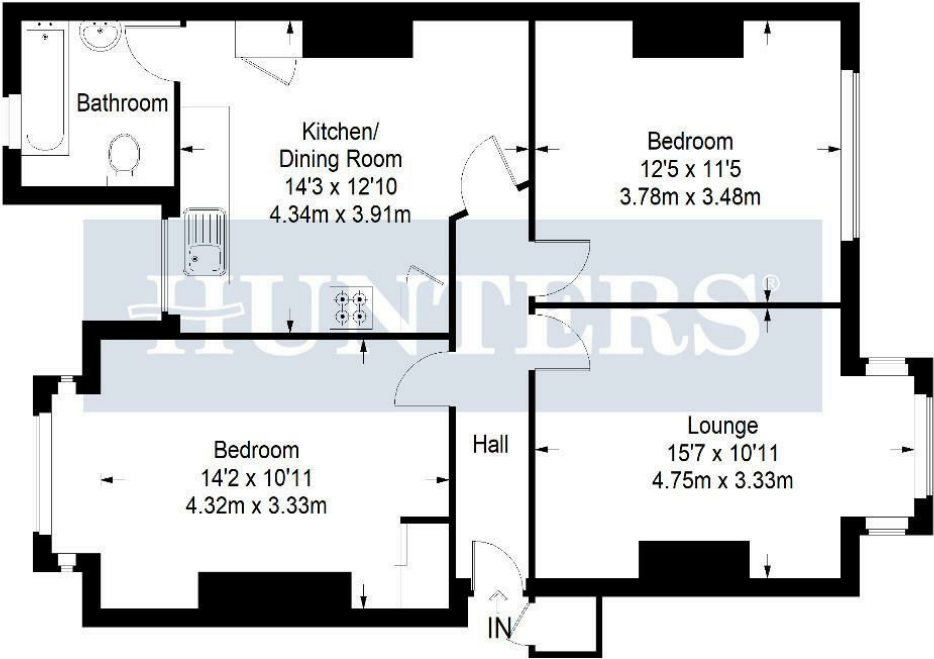
KEY FEATURES

- No Chain
- Ground Floor Flat
- Two Bedrooms
- Fully Fitted Kitchen
- Communal Garden
- Investment Opportunity
- Excellent Transportation Links
- Close to Local Amenities





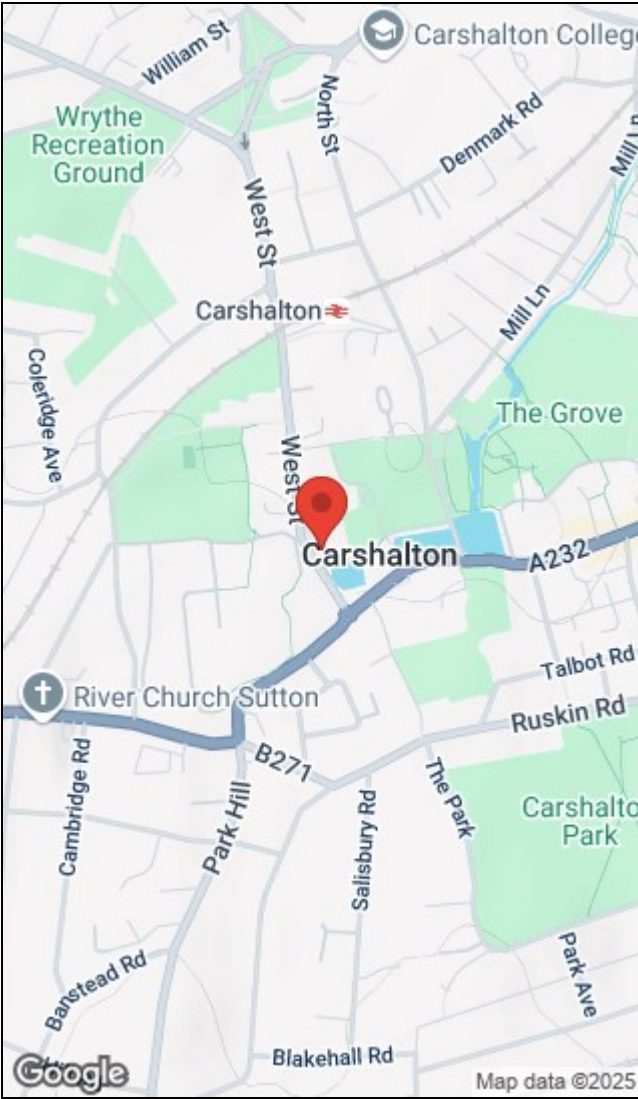
Colston Court



Ground Floor = 741 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 741 sq ft / 68.84 sq m
Total = 741 sq ft / 68.84 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| 77 | | | | | |
| 45 | | | | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |
| England & Wales | | | England & Wales | | |

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