



Flat 4, 3 Hamilton House North Street  
Carshalton, SM5 2HW  
Guide price £385,000





## Flat 4, 3 Hamilton House

Carshalton, SM5 2HW

Cromwells Wallington are delighted to present this truly desirable property located on North Street in the charming Carshalton Village. This luxury two-bedroom modern apartment boasts over 900sqft of living space, perfect for those seeking a comfortable and stylish home.

Upon entering, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day, which leads out to a large private providing outdoor space to enjoy. The modern kitchen has been finished to a high specification and has the benefit of integrated appliances.

There are two generously sized double bedrooms, plus an en suite shower room and family bathroom. Additionally, the secure gated residents parking provides peace of mind for those with vehicles.

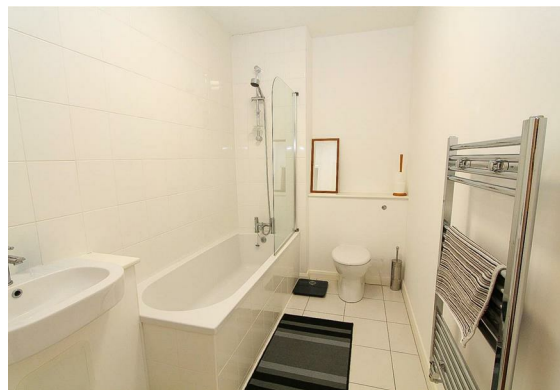
Perfectly situated in the heart of Carshalton Village, residents will enjoy easy access to local amenities, charming cafes, and quaint shops. For commuters, Carshalton mainline train station is just a short walk away, making travel a breeze. Don't miss the opportunity to make this modern apartment your new home.

### Accommodation

Video security entry system, door into communal hall. Stairs to first floor hallway. Front door into

Hallway  
Radiator, laminate flooring, built in storage cupboard, video security entry system.

Kitchen







Range of kitchen units and drawers, solid worksurface, inset 1.5 bowl sink with chrome mixer tap, integrated oven and gas hob with chrome extractor fan above, integrated dishwasher, washing machine and fridge freezer, 'Worcester' combination boiler, laminate flooring.

Open plan Living Dining Room  
Radiators, laminate flooring, window to rear aspect, double glazed sliding doors leading out to private balcony.

Bedroom One  
Radiator, fitted carpet, double glazed windows to rear aspect, door to

En-suite Shower room  
Corner shower cubicle, thermostatic shower, enclosed WC, wash hand basin with chrome mixer tap, heated towel rail, part tiled walls, tiled flooring, obscure double glazed window to rear aspect, extractor fan.

Bathroom  
Bath with shower screen and chrome mixer tap with shower head attachment, wash hand basin with chrome taps, enclosed WC, heated chrome towel rail, part tiled walls, tiled flooring, extractor fan.

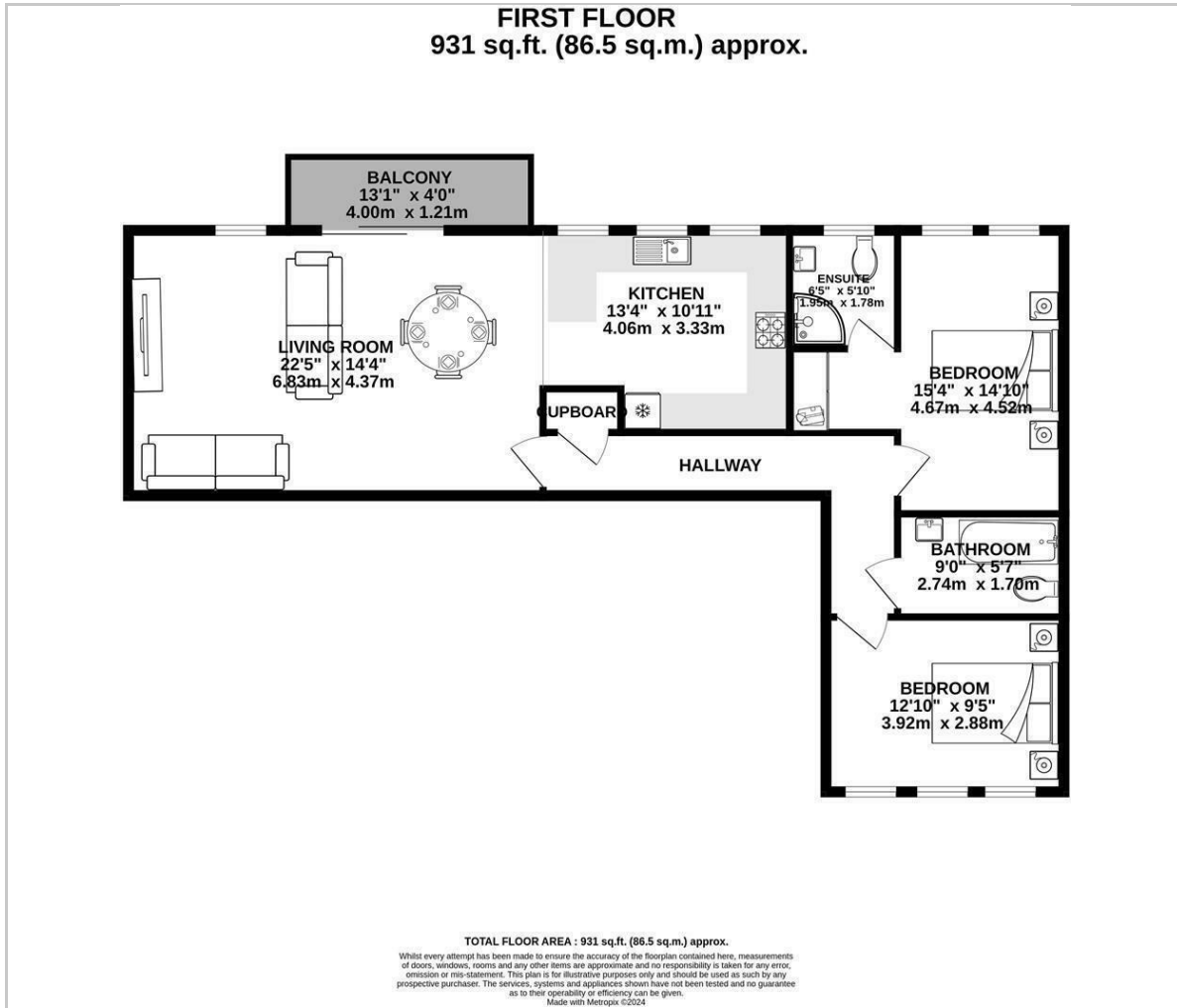
Bedroom Two  
Radiator, fitted carpet, double glazed windows to front aspect.

Private Balcony

Secure gated residents parking with one allocated parking.



## Floor Plan

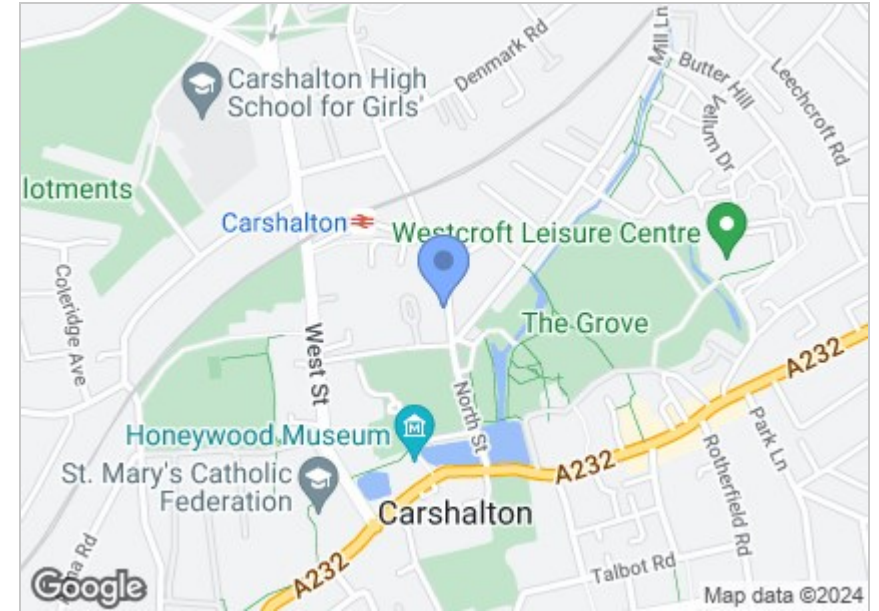


## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

