

Butler's

thoughtful estate agency



St James Road, Carshalton, SM5 2DU
£2,000 Per month



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thoughtful estate agency

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PROPERTY SUMMARY

Welcome to St James Road, Carshalton - a charming location for this delightful semi-detached house!

This property boasts a spacious reception room, perfect for relaxing or entertaining guests. It features a modern kitchen and bathroom on the ground floor with door out onto a private courtyard style garden.

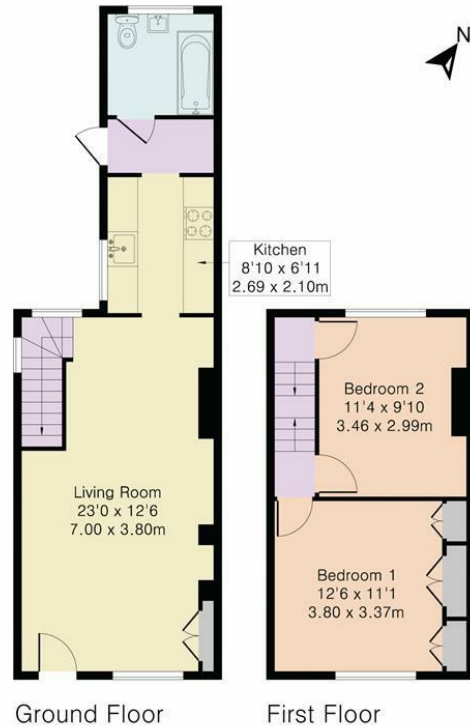
On the first floor you will find two bedrooms, there's ample space for a small family or professionals who require a great office space.

Located in the heart of Carshalton, this property benefits from a vibrant community and easy access to local amenities.





Approximate Gross Internal Area 708 sq ft – 66 sq m
 Ground Floor Area 422 sq ft – 39 sq m
 First Floor Area 286 sq ft – 27 sq m



LOCAL AUTHORITY
 Sutton

DEPOSIT REQUIRED
 £2,307

PROPERTY AVAILABLE DATE
 1st August 2024

COUNCIL TAX BAND
 C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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