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RICS

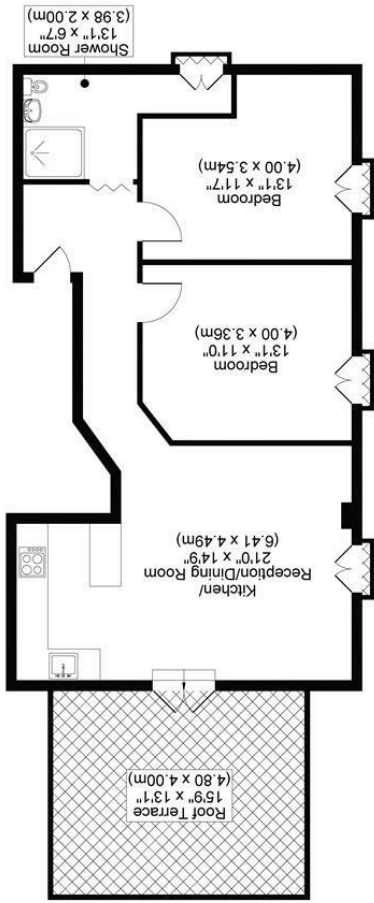
The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

SECOND FLOOR



WEST STREET, SM5
TOTAL APPROX FLOOR PLAN AREA 717 SQ.FT (67 SQ.M)



CHRISTIES



GUIDE PRICE £350,000 - 375,000

NESTLED IN THE CHARMING AREA OF CARSHALTON, THIS STUNNING TOP FLOOR FLAT ON WEST STREET OFFERS A PERFECT BLEND OF MODERN LIVING AND COMFORT. WITH TWO SPACIOUS DOUBLE BEDROOMS, THIS PROPERTY IS IDEAL FOR COUPLES, SMALL FAMILIES, OR THOSE SEEKING A STYLISH RETREAT.

AS YOU ENTER, YOU WILL BE GREETED BY A BRIGHT AND AIRY RECEPTION ROOM THAT EXUDES A CONTEMPORARY FEEL, MAKING IT A PERFECT SPACE FOR RELAXATION OR ENTERTAINING GUESTS. THE FLAT HAS BEEN THOUGHTFULLY DESIGNED AND IS MODERN THROUGHOUT, ENSURING THAT YOU CAN MOVE IN WITH EASE AND ENJOY THE STYLISH FINISHES AND FIXTURES.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE PRIVATE OUTSIDE TERRACE, PROVIDING A DELIGHTFUL SPACE TO UNWIND AND ENJOY THE FRESH AIR. WHETHER YOU WISH TO SIP YOUR MORNING COFFEE OR HOST A SMALL GATHERING, THIS OUTDOOR AREA IS SURE TO ENHANCE YOUR LIVING EXPERIENCE.

THE WELL-APPOINTED BATHROOM ADDS TO THE CONVENIENCE OF THIS FLAT, ENSURING THAT ALL YOUR NEEDS ARE MET. LOCATED IN A DESIRABLE AREA, YOU WILL FIND YOURSELF WITHIN EASY REACH OF LOCAL AMENITIES, PARKS, AND EXCELLENT TRANSPORT LINKS, MAKING IT A FANTASTIC CHOICE FOR THOSE WHO VALUE BOTH COMFORT AND ACCESSIBILITY.

- TWO DOUBLE BEDROOMS
- PRIVATE OUTDOOR TERRACE
- MODERN THROUGHOUT
- EPC RATING C
- COUNCIL TAX BAND C

