

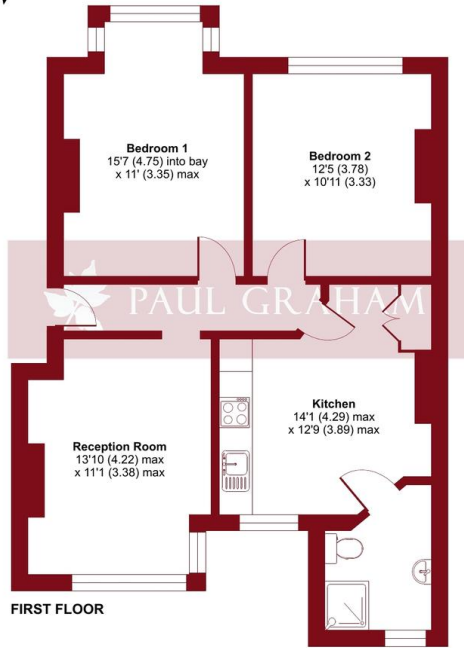


Flat 11 Colston Court, West Street, Carshalton, SM5 2QB | **Guide Price £280,000 Leasehold**

This spacious two double bedroom top floor flat is set within a purpose-built development on the highly sought-after West Street in Carshalton Village. Boasting bright and airy interiors, the property features beautiful wooden parquet flooring throughout, enhancing its elegant appeal. The modern eat in kitchen provides ample space for dining and entertaining, while the generously sized bedrooms offer comfort and versatility. Located in the heart of Carshalton Village, this flat benefits from a prime location just moments from Carshalton Station, offering excellent transport links to Central London. The development also includes well maintained communal gardens, providing a peaceful retreat, alongside local amenities and green spaces, including The Ponds and Grove Park.

Colston Court, West Street, Carshalton, SM5

Approximate Area = 724 sq ft / 67.2 sq m
For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 13' 10" x 11' 1"
(4.22m x 3.38m)

KITCHEN 14' 1" x 12' 9" (4.29m x 3.89m)

BEDROOM 1 15' 7" x 11' (4.75m x 3.35m)

BEDROOM 2 12' 5" x 10' 11" (3.78m x 3.33m)

BATHROOM

COMMUNAL GARDEN

142 YEAR LEASE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Paul Graham. REF: 1294132



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

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