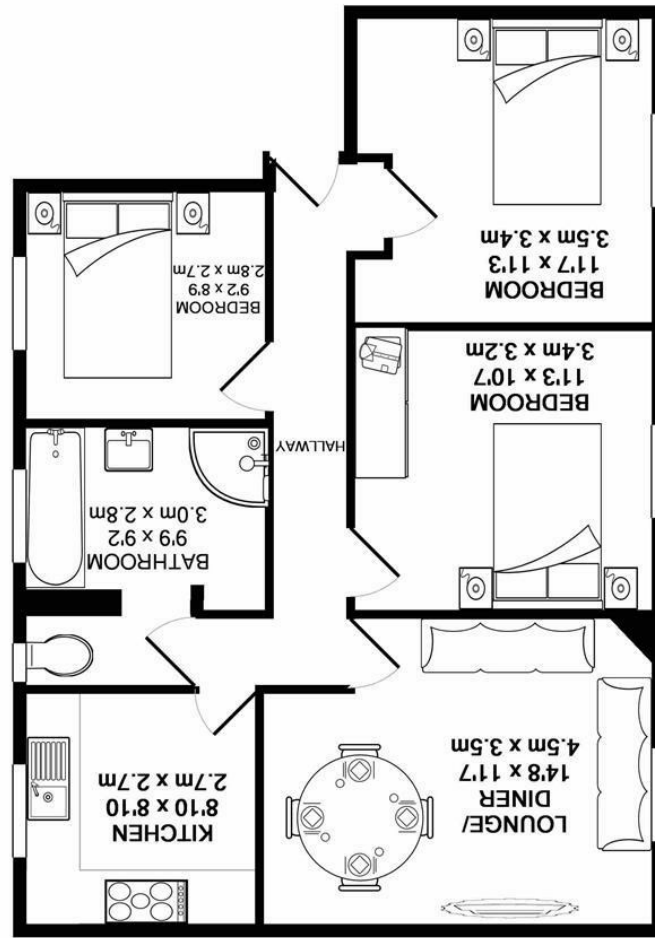


TOTAL APPROX. FLOOR AREA 714 SQ.FT. (66.3 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 22 Devana End

Carshalton, SM5 2NL

Price Guide £350,000

Vacant Possession with no onward chain. Silverman Black is delighted to offer this spacious and well-appointed three bedroom, first floor apartment in the popular Devana End development - a small, private complex of flats ideally located about 12 minutes walk of both Carshalton and Hackbridge BR stations (0.6 miles). The accommodation incorporates a good size L-shaped lounge, a well-equipped kitchen, three genuine double bedrooms and a reconfigured bathroom with a large spa/whirl bath and a separate shower facility. Externally, there are well maintained communal gardens and parking (resident's permits) available, whilst the flat also offers the use of a large secure store locker. The property does also come with a very long lease (approx 950 years unexpired), gas/radiator central heating, double glazed windows and a garage, located en bloc to the rear of the site. Other than a choice of railway stations, there are numerous excellent schools within easy striking distance, there is a full parade of local shops only five minutes walk away, with fuller facilities in Carshalton Village (0.7 miles). Adjacent to the development, there is access to main bus routes with access to Tooting, Purley and Worcester Park - so this flat would be perfect for commuters, investors and local families alike! Viewing is strongly advised - so call today to book your appointment to view.

- Vacant Possession with no onward chain
- A spacious and generously proportioned three bedroom first floor apartment in the ever popular Devana End complex
- Accommodation incorporates a large L-shaped lounge, a generously proportioned kitchen, three double bedrooms and a reconfigured bathroom
- Well maintained communal gardens, large private storage locker, single garage (en bloc)
- EPC rating: C (71/80); Council Tax Band "C"; In excess of 950 years remaining on the lease
- Both Carshalton Village and Hackbridge BR stations are approx 12 minutes walk away (0.6 miles), A range of excellent primary & secondary schools are located close by, full parade of shops at Wrythe Green (5 minutes walk, 0.2 miles)
- Perfect for a wide spectrum of buyers including investors, first time buyers and commuters
- Viewing highly recommended - call today to book your appointment.

