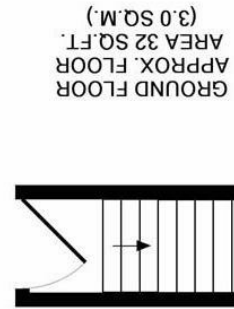
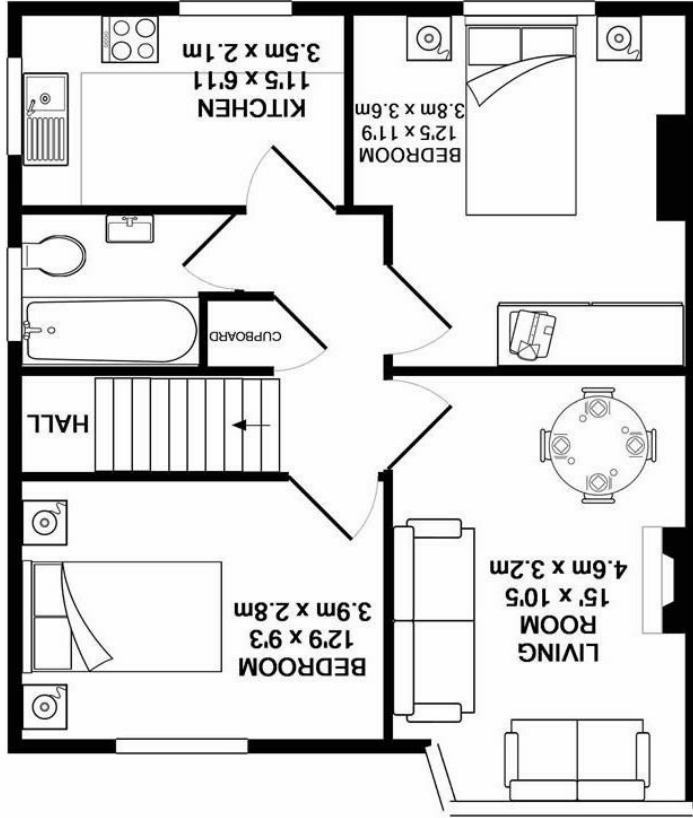


1ST FLOOR
 APPROX. FLOOR AREA 598 SQ.FT.
 (55.6 SQ.M.)
 TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.6 SQ.M.)

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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SILVERMAN
BLACK
 PROPERTY SPECIALISTS





76 Colston Avenue

Carshalton, SM5 2NU

Price Guide £325,000

Silverman Black is delighted to present a tastefully decorated two bedroom purpose built first floor maisonette located only about 100 yards from Carshalton BR station. The apartment affords spacious and well proportioned living accommodation which incorporates a large living room, two genuine double bedrooms, a good size integrated kitchen and a modernised bathroom suite. Externally, the property has a single garage located to the rear of the site and an additional parking space located outside the front door. Other benefits include full gas central heating to radiators (with a recently fitted central heating boiler), double glazing, a large private loft space, a current electrical safety certificate (EICR) and a Share in the Freehold of the development. The apartment is situated centrally to Carshalton, only 100 yards from Carshalton BR station which offers fast & regular trains into Clapham Junction and London Victoria (28 minutes) and within 10 minutes walk (0.5 miles) of The Ponds, The Grove, All Saints Church and the shopping facilities of the Village centre. Other facilities include gyms at The Pulse (0.5 miles) and The Westcroft Centre (1 mile), some excellent junior and senior schools (including St Marys, St Philomenas and The Harris Junior Academy - all within 0.25 miles) - whilst the Northern Line of the London Underground tube network can be accessed at Morden, which is just 3.3 miles away - a 15 minute bus ride. Viewing of this generously proportioned and stylishly presented apartment is very strongly recommended - so call today to book your appointment to visit.

- A stylishly presented two bedroom purpose built first floor maisonette, located only 100 yards from Carshalton BR station
- Accommodation comprises a good size entrance hall, a large living room, two double bedrooms, an integrated kitchen and a modernised bathroom suite
- Externally, there is a single garage plus additional private parking right outside the front door
- Gas/Radiator heating with a recently refitted boiler, double glazing, large private loft space
- Share of Freehold; EPC rating: "C" (72/76); Council Tax Band: "C"
- 100 yards from Carshalton BR station - affording fast connections to London Victoria (28 mins) and Clapham Junction
- Excellent educational facilities at St Marys, St Philomenas & the Harris Junior Academy (amongst others) all within 0.25 miles
- 0.5 miles to Carshalton Village Centre, The Ponds & The Grove; 3.3 miles to Morden and the Underground network
- Viewing highly recommended - book your appointment today

