







## Carlton Towers North Street

Carshalton, SM5 2EH

Price Guide £335,000

Silverman Black is delighted to offer this spectacular two bedroom fourth floor apartment in one of Carshalton's landmark developments. At almost 1000 sq ft, the apartments in Carlton Towers are amongst the largest flats that you're likely to see, whilst also affording some amazing panoramic views either into London or towards the North Downs. With left services to all floors, access to these apartments is easy, whilst each flat offers an enormous dual aspect living room (measuring nearly 20 ft x 18 ft), two generously proportioned double bedrooms, kitchen and bathroom facilities and excellent storage space. 105 Carlton Towers is a particularly nice example of these units - with the current owners having redecorated the entire property and invested in an upgraded kitchen suite and a stunning shower room refurbishment in recent years! That said, the real "highlight" is always going to be the living space, with this apartment enjoying a wide ranging and sunny south-westerly aspect over South Sutton, towards Epsom! You really need to visit, just to experience this! Outside, the development features impressively large communal landings, some lovingly tended surrounding gardens and gated access to a large garage facility - with most units owning one garage each. In terms of facilities, there is a busy local parade of shops right on the doorstep at Wrythe Green (50 yards away), whilst Carshalton BR station is 0.25 miles distant (5 minutes walk) - offering fast & frequent services to London Victoria in about 28 minutes, via Clapham Junction. Fuller shopping, restaurant and recreational facilities at Valley Park, Croydon or Sutton are all only about 3 miles distant. Viewing of this impressive apartment is strongly recommended - so call today to book your appointment



- An impressively large two bedroom apartment in one of Carshalton's most prestigious developments which enjoys panoramic views towards the South Downs
- Close to 1000 sq ft of living accommodation comprising a huge dual aspect living room, two generous double bedrooms and refitted kitchen and bathroom facilities
- Gas/Radiator central heating, recently fitted double glazed windows throughout
- Well maintained gardens surrounding, gated access to the garage facility
- Lift access to all floors, security entryphone system,
- 50 yards to a vibrant local shopping facility, 0.25 miles from Carshalton BR station offering fast frequent access to London Victoria in around 28 minutes
- Vacant possession with no onwads chain
- Leasehold with around 135 years remaining on the current term and no Ground Rent; EPC rating "C" (72/76); Council Tax Band "C"
- Viewing very highly recommended - call today to book your appointment

