



## Beacon Grove

Carshalton, SM5 3BA

£1,595 Per Calendar Month



AVAILABLE IMMEDIATELY, UNFURNISHED - A two double bedroom, with additional office room, split-level flat situated above 'Spilt Milk' cafe on Carshalton High Street. Carshalton offers extensive shopping, leisure and transport facilities including mainline station, Westcroft leisure centre and the picturesque Carshalton Ponds. Garage or parking space available at extra cost.



LIVING ROOM 15'8" x 13'7" (4.78 x 4.14)  
 KITCHEN 8'10" x 8'7" (2.69 x 2.62)  
 BEDROOM 1 13'10" x 10'3" (4.22 x 3.12)  
 BEDROOM 2 10'4" x 9'1" (3.15 x 2.77)  
 OFFICE 9'11" x 6'4" (max) (3.02 x 1.93 (max))  
 BATHROOM

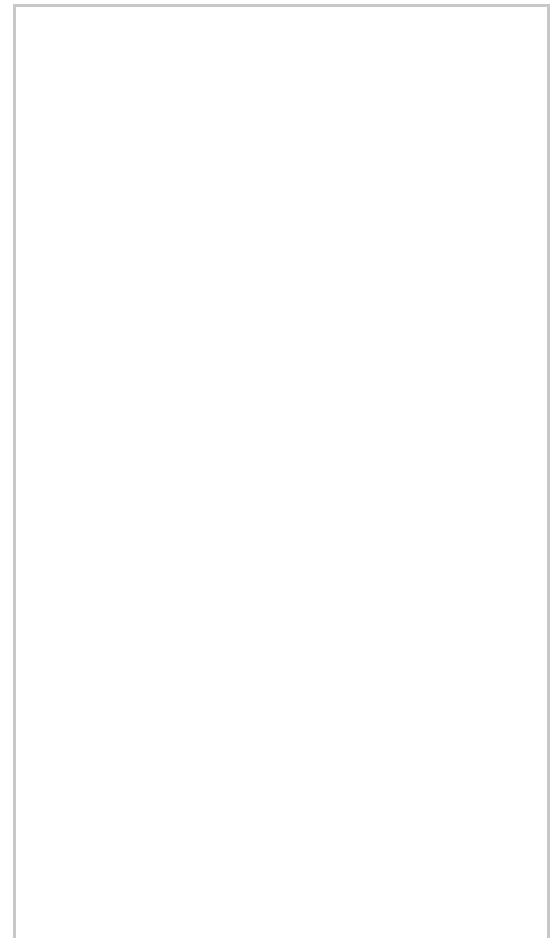
**Material Information**

Garage available to rent for £200 per month.  
 Parking space available for £600 per annum.

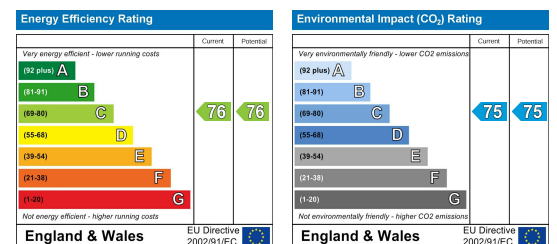
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.