



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





# Beacon Grove, Carshalton, Surrey, SM5 3BA

## Per Calendar Month £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.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com

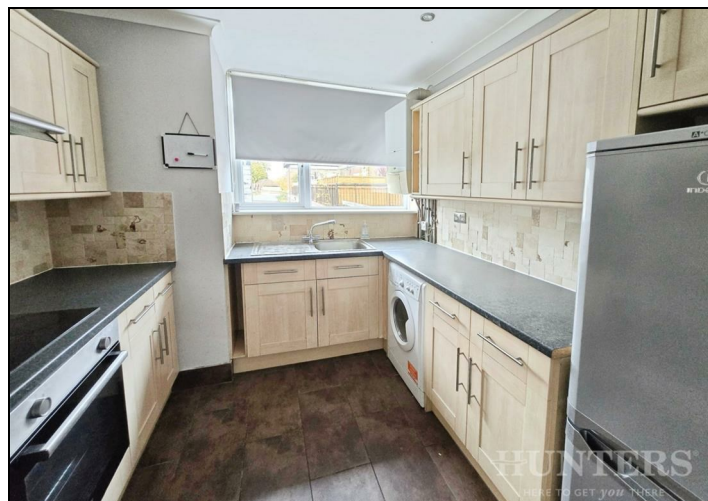


This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.



## KEY FEATURES

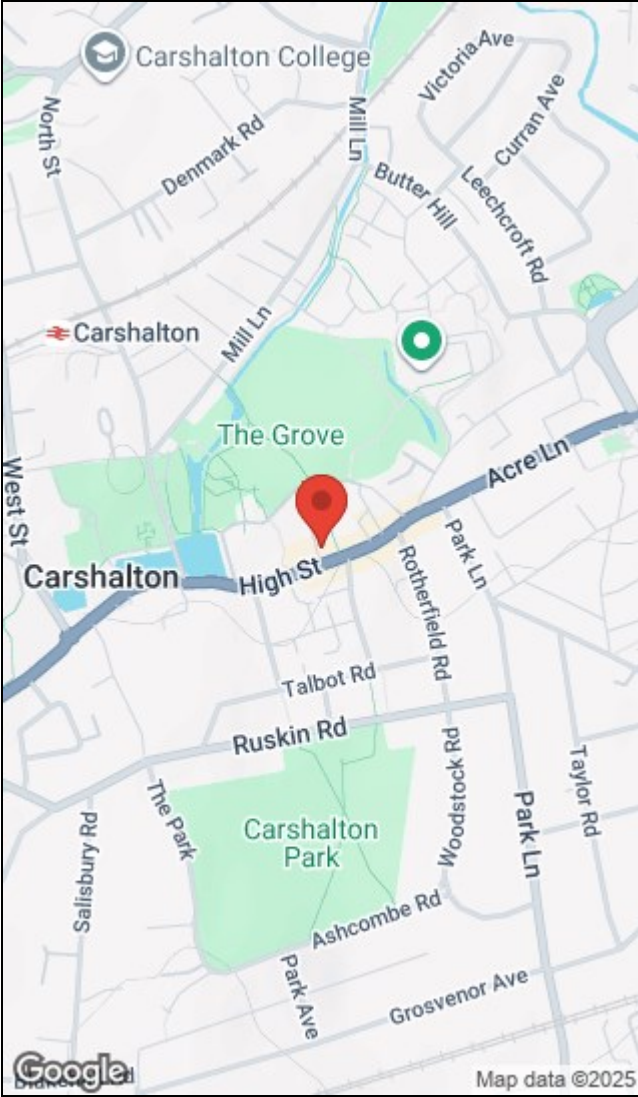
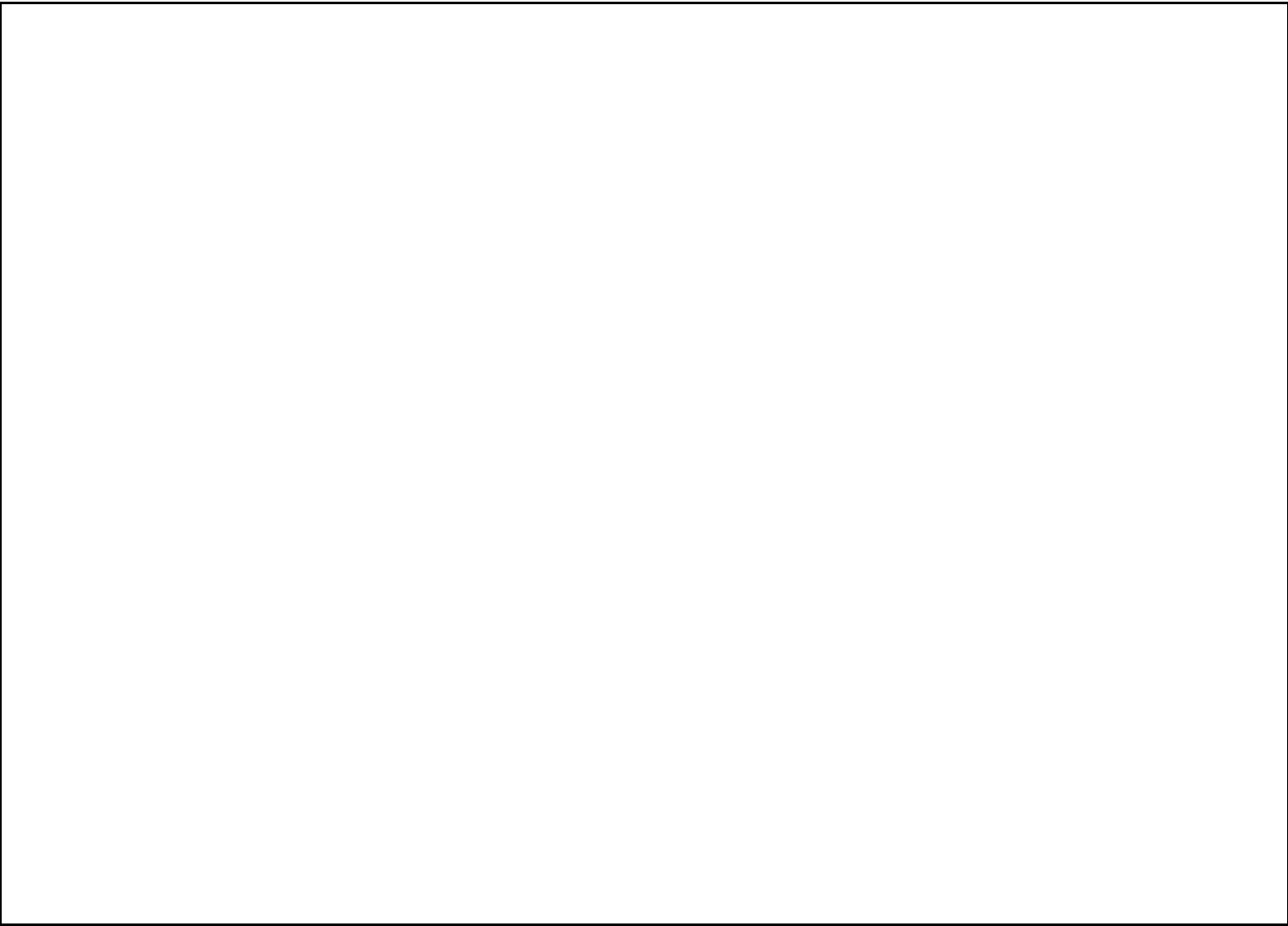
- TWO BEDROOMS + OFFICE
  - SPLIT LEVEL
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- BALCONY OVERLOOKING HIGH STREET
- PATIO TO FRONT
- GARAGE OR PARKING AVAILABLE FOR EXTRA COST











Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76	(69-80) <b>C</b>	75	75
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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