



HUNTERS[®]
HERE TO GET *you* THERE



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Philips Close, Carshalton

Per Calendar Month £1,200 Per Calendar Month



AVAILABLE IMMEDIATELY, UNFURNISHED - A spacious, one bedroom first floor flat with residents parking, situated in a highly sought after development within easy reach of Hackbridge mainline station.

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

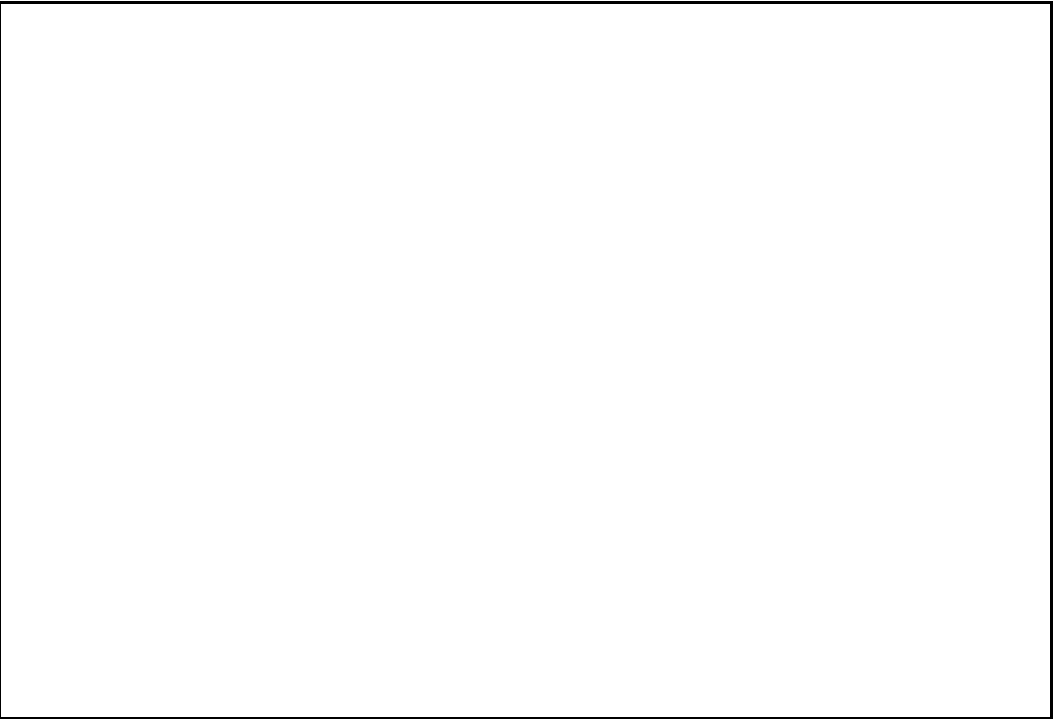


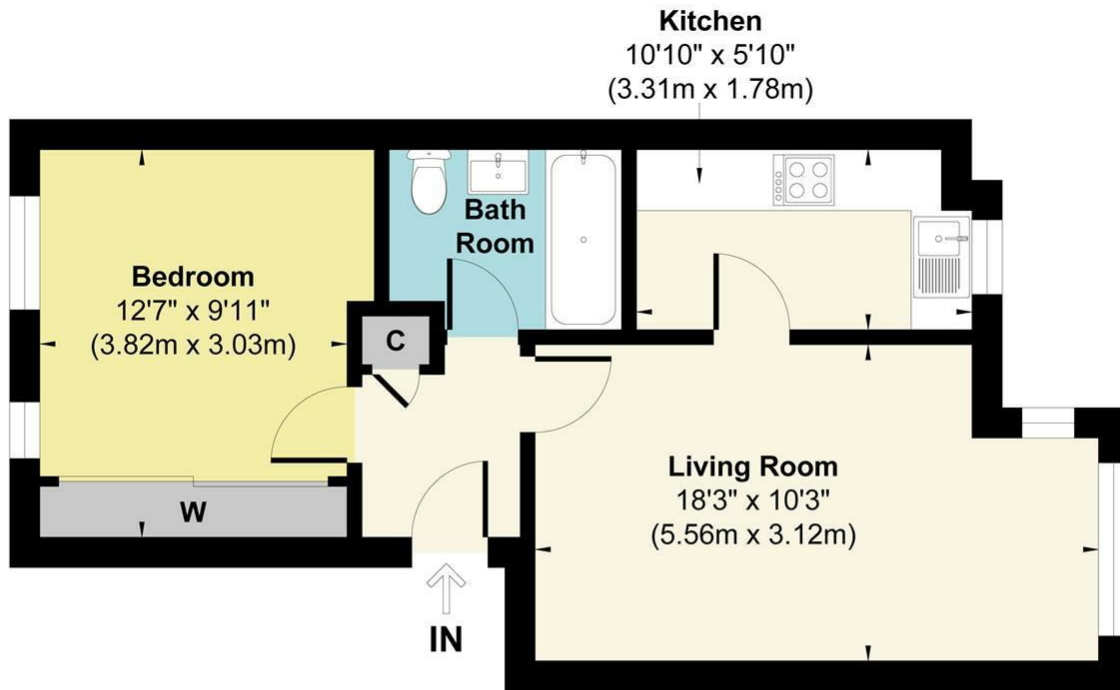
This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.

KEY FEATURES

- SPACIOUS FIRST FLOOR FLAT
- EXCLUSIVE TO HUNTERS
 - RESIDENTS PARKING
- CLOSE TO HACKBRIDGE MAINLINE STATION
 - ELECTRIC HEATING
 - DOUBLE GLAZING



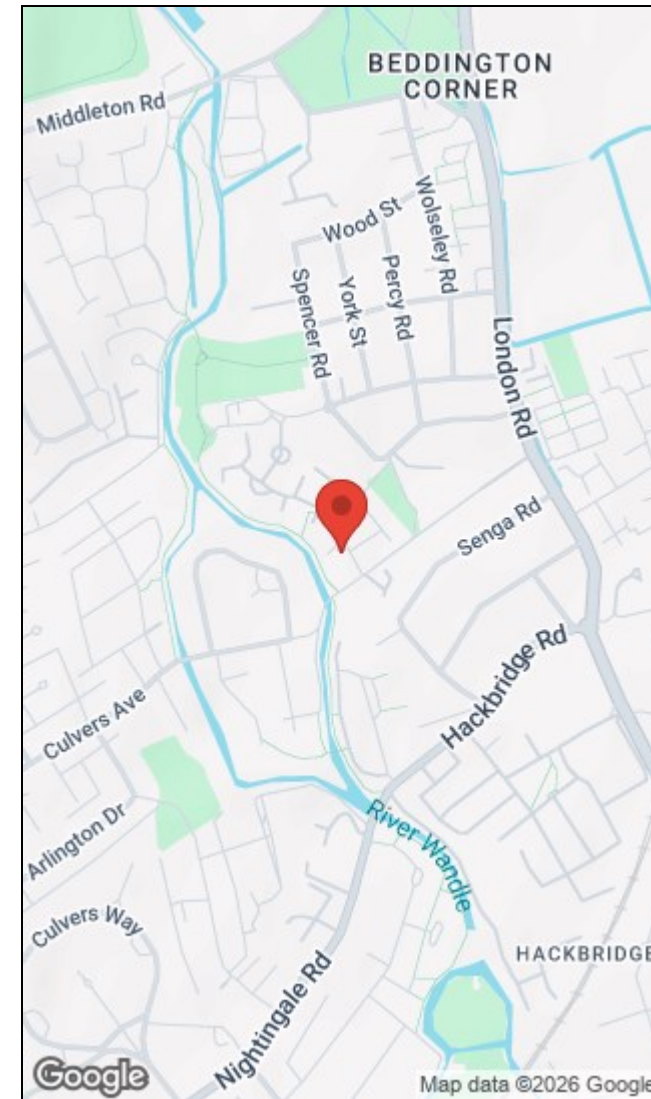




Approximate Floor Area
463 sq.ft
(43.01 sq.m)

Approx. Gross Internal Floor Area 463 sq. ft / 43.01 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	69		
	83		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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