Flat 4 13 High Street, Carshalton, Surrey, SM5 3AP — **£1,700 Per Month**

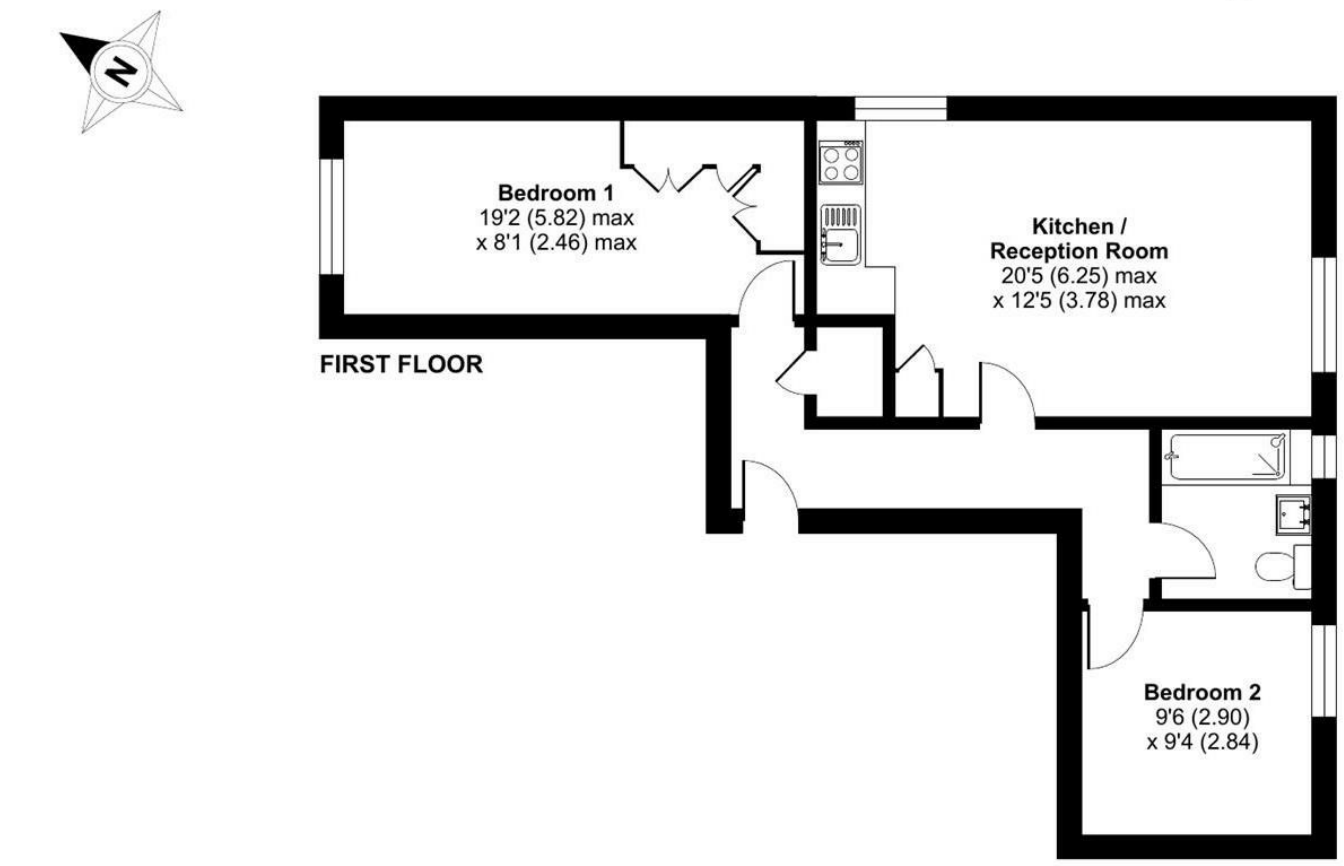


SILVERMAN BLACK
PROPERTY SPECIALISTS

High Street, Carshalton, SM5

Approximate Area = 645 sq ft / 60 sq m

For identification only - Not to scale

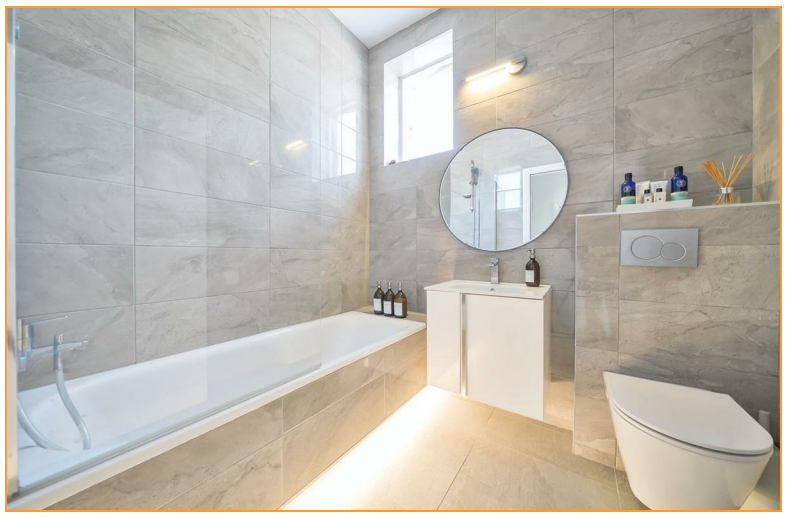


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Silverman Black Estate Agents. REF: 1286452

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Flat 4 13 High Street

Carshalton, SM5 3AP

£1,700 Per Month

- Available late January 2027-A bright and airy two bedroom first floor conversion apartment located right in the heart of Carshalton Village
- Part of a small private development of just 7 individual apartments - converted in 2021 - so the apartment is "nearly new"!
- Generously proportioned accommodation comprising a large open plan living area with an integrated kitchen suite, two double bedrooms and a family bathroom
- Full central heating and double glazing (B rated EPC), security entryphone system
- Council Tax Band "C", EPC rating "B".
- Permit parking in surrounding streets
- 5 minutes walk to Carshalton BR station - affording frequent fast trains to London Victoria and The City in around 30 minutes
- All of the bars, restaurants and shops of Carshalton Village are outside the front door - five minutes walk to The Cryer Theatre and the Westcroft Sports Centre
- Carshalton Park, The Grove, Carshalton Ponds and All Saints Church are all immediately accessible
- Viewing highly recommended - so call today to book your appointment to visit

Available late January 2027. Silverman Black is delighted to offer this spacious and beautifully appointed, first floor two bedroom apartment, located in the heart of Carshalton Village - only a stones throw from The Ponds, The Westcroft Centre and five minutes walk to Carshalton BR station. Converted in 2021 and forming part of a small private development of just 7 apartments, the property offers bright and airy accommodation which comprises a large, dual aspect, living room facility with an integrated "nearly new" kitchen suite, a huge main bedroom (measuring 19'2 x 8 '1), a second double bedroom and a family bathroom. Other benefits include a full central heating system and double glazed windows - evidenced by a "B" rating on the EPC - and security entryphone system. We understand that local parking permits are available from Sutton Council- so parking is generally available in The Square which is diametrically opposite. In terms of facilities, all of Carshalton's shops, bars and restaurants (including Rubes cafe and The Village Bakers) are immediately outside your front door, whilst The Cryer Theatre, The Sun (gastro-pub) and the refurbished Westcroft Sport Centre are less than 0.25 miles distant. The development enjoys some views to the rear over The Grove - which incorporates Carshalton Ponds and is reputed to be the finest remaining example of a Victorian urban park in London - whilst Carshalton BR station is about 5 minutes walk away - affording fast and frequent access to London Victoria and The City. All Saints Church and Carshalton Park are also close at hand (5 minutes walk away). Viewing of this spacious and beautifully presented apartment is highly recommended - so call today to book your appointment.







