

**TO LET**



**Martin & Co**



Martin&Co



Martin & Co



Martin & Co

**West Street, Carshalton, SM5**  
**£1,800 pcm**

**MARTIN&CO**

## West Street, Carshalton, SM5

Date available: 17/04/2026

Deposit: £2,076

Unfurnished

Council Tax band: D

- 2 BEDROOM CHARACTER COTTAGE
- DOUBLE RECEPTION ROOM
- BEAUTIFUL COMMUNAL GARDENS
- NEAR TO CARSHALTON STATION
- MODERN DECORATION & COMBI BOILER
- MODERN KITCHEN
- WOOD LAMINATE FLOORING
- OPPOSITE ST MARYS PRIMARY SCHOOL
- NEAR THE HOPE PUB
- GARAGE

UNFURNISHED & VACANT charming 2 bedroom cottage TO LET, with well kept communal gardens for the residents use plus a garage to park a medium sized car, located in the heart of Carshalton High Street. Close to St Marys Catholic Primary School & popular parks, pubs, duck ponds and Carshalton station. This character cottage benefits from grey carpets, wood laminate flooring, is well presented with a double reception room, separate modern kitchen, 2 good bedrooms, upgraded electrics, GCH and a spacious shower room upstairs. Good community within this development and the popular Hope craft beer pub nearby. EPC D. Sutton Council Tax Band D = £2269.72 pa. (Virtual Tour from 2021 when refurbished).



### Martin & Co Sutton

32 Stonecot Hill • Sutton • SM3 9HE

T: 0208 337 9647 • E: [sutton@martinco.com](mailto:sutton@martinco.com)

## 0208 337 9647

<http://www.martinco.com/>

## MARTIN&CO

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

