



21 Rossignol Gardens, Carshalton, SM5 2ED | **Guide Price £200,000**

A well presented 1 bedroom ground floor flat with a share of freehold and allocated parking space. The property is located close to shopping parades, bus routes and both Hackbridge and Carshalton mainline stations.



ENTRANCE HALL

LIVING ROOM 17' 5" x 10' 10" (5.31m x 3.3m)

KITCHEN 7' 9" x 7' (2.36m x 2.13m)

BEDROOM 11' x 8' 3" (3.35m x 2.51m)

BATHROOM

PARKING SPACE

ALLOCATED PARKING SPACE

SHARE OF FREEHOLD AND LONG LEASE

TOTAL APPROX. FLOOR AREA 435 SQ.FT. (40.4 SQ.M.)

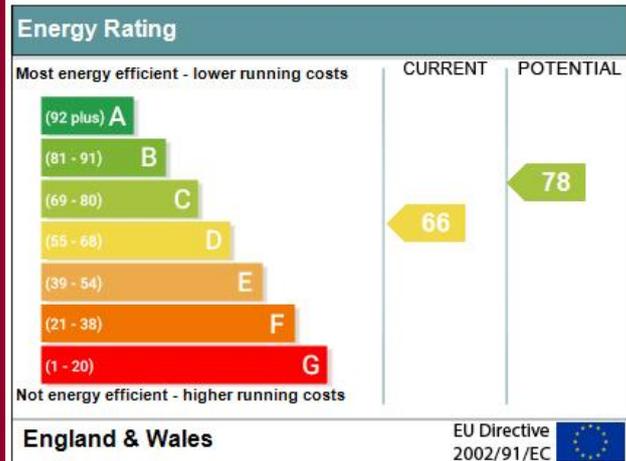
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

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