



**West Street Lane, Carshalton, SM5**

Asking Price: £340,000

 Benham  
& Reeves



# West Street Lane, Carshalton, SM5

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A well-presented two bedroom, ground floor flat situated in the sought-after Beechwood Court development, West Street Lane, Carshalton. Refurbished to a high standard this property consists a spacious entrance hall, two double bedrooms with fitted wardrobes to the principal, a spacious lounge/diner, a fully fitted separate kitchen/breakfast room with integrated appliances and a modern three-piece bathroom suite. Additional benefits include ample storage and access to a rear outside area (non demised). The current owners have updated the property throughout since moving in to it in 2017 and created an exceptional home.

The Beechwood Court development is a well-run development located in Carshalton Village, within walking distance of the village high street and its array of eateries, village bakers, local pubs and coffee shops. Grove Park, Carshalton ponds and a number of local schools are also close by. The development is gated, has residents' parking on a first come first served basis and is kept beautifully by a dedicated caretaker. Beechwood Court has a real sense of community making it a magnificent place to live for all.

Carshalton station is 0.1 miles away and offers services to Victoria via Balham and Clapham Junction and to St Albans City via London St Pancras international. There are also local bus routes to Morden Underground station and towards Heathrow Airport.

\*In accordance with the Estate Agency Act 1979, we must inform you that a member of Benham and Reeves staff has an interest in this property.





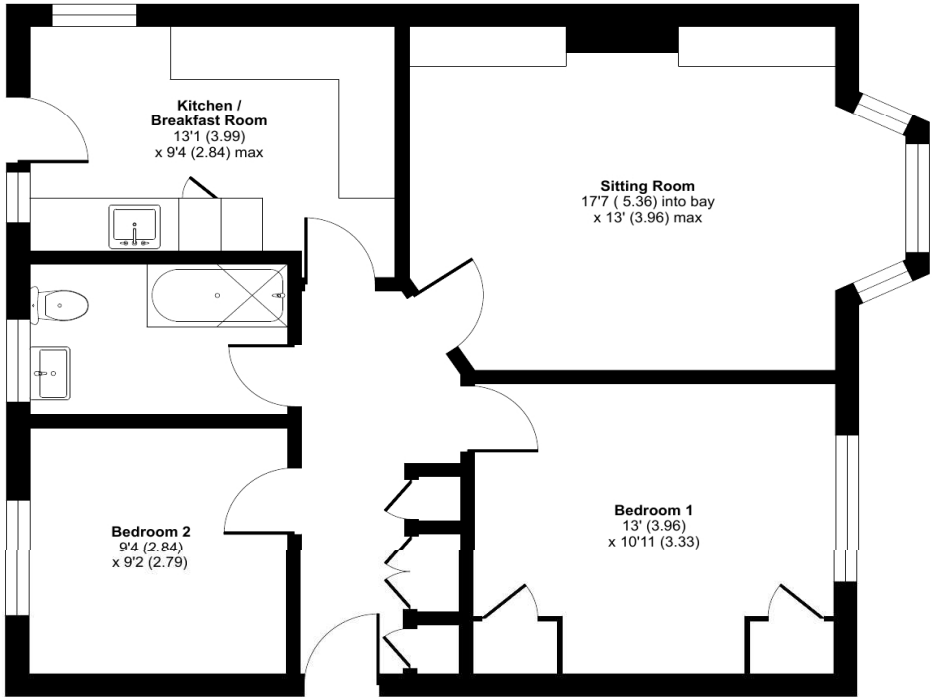
## Property Features:

- 2 Bedrooms
- Ground Floor
- 717 Square Feet
- Refurbished throughout
- 104 Lease (Approx.)
- Double Glazing
- Gas Central Heating
- Residents' Parking
- Communal Gardens
- Gated Development



Beechwood Court, West Street Lane, Carshalton, SM5

Approximate Area = 717 sq ft / 66.6 sq m  
For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Certified  
Property  
Measure

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£340,000
Tenure:	Leasehold Expires 01/01/2129 Approximately 104 Years Remaining
Ground Rent:	£100.00 (per annum) 2024
Service Charge:	£2,219.94 approx.(per annum) 2024

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NWH240014  
  
T: 020 3282 3700  
E: [nineelms.sales@benhams.com](mailto:nineelms.sales@benhams.com)  
W: [www.benhams.com](http://www.benhams.com)

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