

Butler's

thoughtful estate agency



Rossignol Gardens, Carshalton, SM5 2ED
£1,300 Per month

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PROPERTY SUMMARY

Nestled in the charming area of Rossignol Gardens, Carshalton, this delightful first-floor flat presents an excellent opportunity for those seeking a modern living space. The property boasts one well-proportioned bedroom, making it ideal for individuals or couples looking for a comfortable home.

Upon entering, you will find a welcoming reception room that offers a bright and airy atmosphere, perfect for relaxation or entertaining guests. The flat features a contemporary bathroom, designed with modern fixtures to enhance your daily routine.

One of the standout features of this property is its long lease, providing peace of mind for future homeowners. Additionally, the absence of a chain means that you can move in without delay, making this an attractive option for those eager to settle into their new abode swiftly.

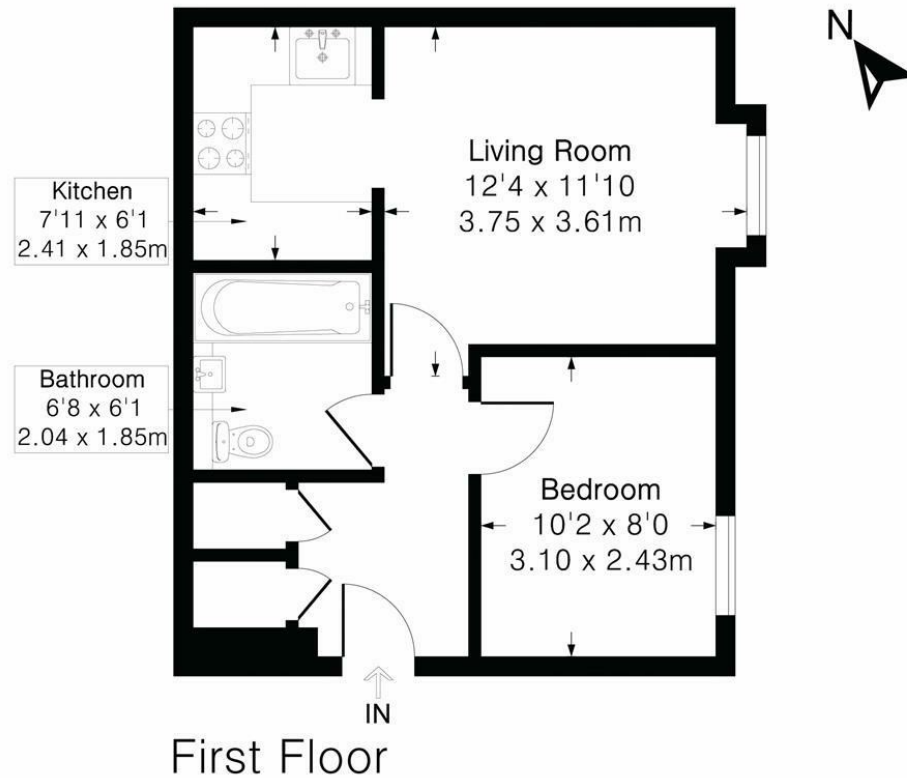
Conveniently located close to Hackbridge, residents will enjoy easy access to local amenities, transport links, and green spaces, ensuring a balanced lifestyle. This property is not just a flat, it is a place where you can create lasting memories.

In summary, this modern one-bedroom flat in Rossignol Gardens is a fantastic opportunity for anyone looking to embrace a comfortable and convenient lifestyle in Carshalton. Do not miss the chance to make this lovely property your new home.





Approximate Gross Internal Area 383 sq ft - 36 sq m



LOCAL AUTHORITY
Sutton Council

DEPOSIT REQUIRED
£1,500

PROPERTY AVAILABLE DATE
30th July 2026

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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OFFICE ADDRESS
18 Sutton Plaza
Sutton
Surrey
SM1 4FS

OFFICE DETAILS
020 39 170 160
sutton@butlershomes.co.uk
butlershomes.co.uk