



Rossignol Gardens  
Carshalton, SM5 2EE  
Guide price £290,000





# Rossignol Gardens, Carshalton, SM5 2EE

GUIDE PRICE £290,000 - £310,000 Few apartments come to market that offer as much as Rossignol Gardens. Being such a great layout and size, you'll be amazed sitting in your spacious living room that has ample room for you to sit back and relax in, whether it be with family or friends or just chilling out and watching some good TV. What's more, there is even an area to dine in, with a modern kitchen leading off. So, what about the rest of the rooms? When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights rest in your large master bedroom that is a sanctuary of style and peace - with you also having integrated wardrobes. The second bedroom is also a fantastic size and one which is perfect for your kids or friends when they stay, and is certainly big enough for you to also set up your home office in, which is invaluable during these hybrid working times. All the rooms are served by a sumptuous family bathroom that you can really chill out and relax in after a hard day of zoom calls! It really is an incredibly light and airy flat due to the large windows, with the property having a great elevated vantage, with there even being a lost that the current seller uses for storage as you are on the top (second) floor. Outside, the communal gardens wrap around the building, with permit parking on street. Lastly we have to mention the location. Situated in a highly secluded and coveted Carshalton position, you are only a short distance to Carshalton station, the high street with fabulous shopping & amenities and how can we not mention the schools? If needed, the kids will benefit from some of the finest education in the country!



## SECOND FLOOR

Hallway

Living/Dining Room  
15'3 x 13'7 maximum (4.65m x 4.14m maximum)

Kitchen  
8'11 x 7'5 (2.72m x 2.26m)

Bedroom  
13'4 x 8'7 maximum (4.06m x 2.62m maximum)

Bedroom  
10'7 x 9'9 (3.23m x 2.97m)

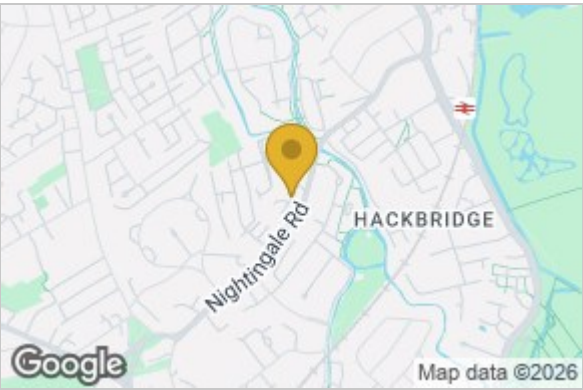
Bathroom  
7'10 x 5'9 (2.39m x 1.75m)

OUTSIDE

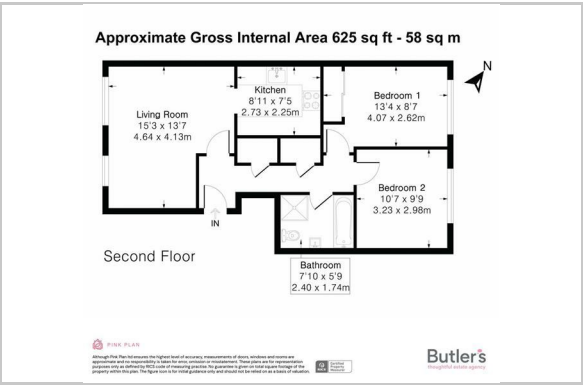
Allocated Parking



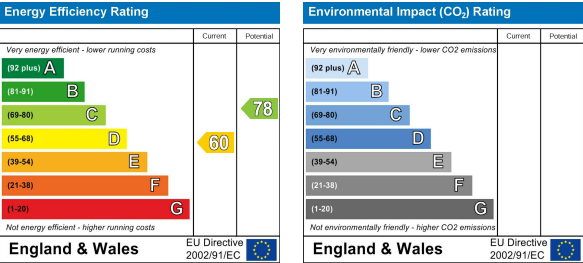
# Area Map



# Floor Plan



# Energy Efficiency Graph



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