

**WILLIAMS  
HARLOW**

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## Wrythe Lane Carshalton, Surrey SM5 2RX

WILLIAMS HARLOW IN CHEAM ARE PLEASED TO PRESENT THIS TWO BEDROOM FIRST FLOOR PURPOSE BUILT FLAT. Conveniently situated close to St Helier hospital and local shops and amenities nearby. Consisting of TWO DOUBLE bedrooms, lounge , fitted kitchen with appliances and bathroom with sink unit. Neutral decor throughout, , double glazing parking and Garage. Available April.

£1,350 PCM -



## COMMUNAL ENTRANCE

Giving access to:

## SECOND FLOOR

Giving access to the:

## PRIVATE FRONT DOOR

Double glazed front door, giving access through to the:

## ENTRANCE HALL

Storage cupboards.

## BATHROOM

White suite. Bath with shower over. Sink unit. Double glazed window to the front. Fully tiled.

## KITCHEN

A range of wall and base units. Fridge freezer. Electric cooker. Washing machine. Double glazed window to the front.

## LOUNGE

Electric heater. Double glazed window to the rear.

## BEDROOM ONE

Double bedroom with built in wardrobe. Electric heater. Double glazed window to the rear.

## BEDROOM TWO

Double glazed window to the front. Electric heater.

## AGENTS NOTE

Carpet throughout and neutral decor.

No gas in the property.

## COUNCIL TAX

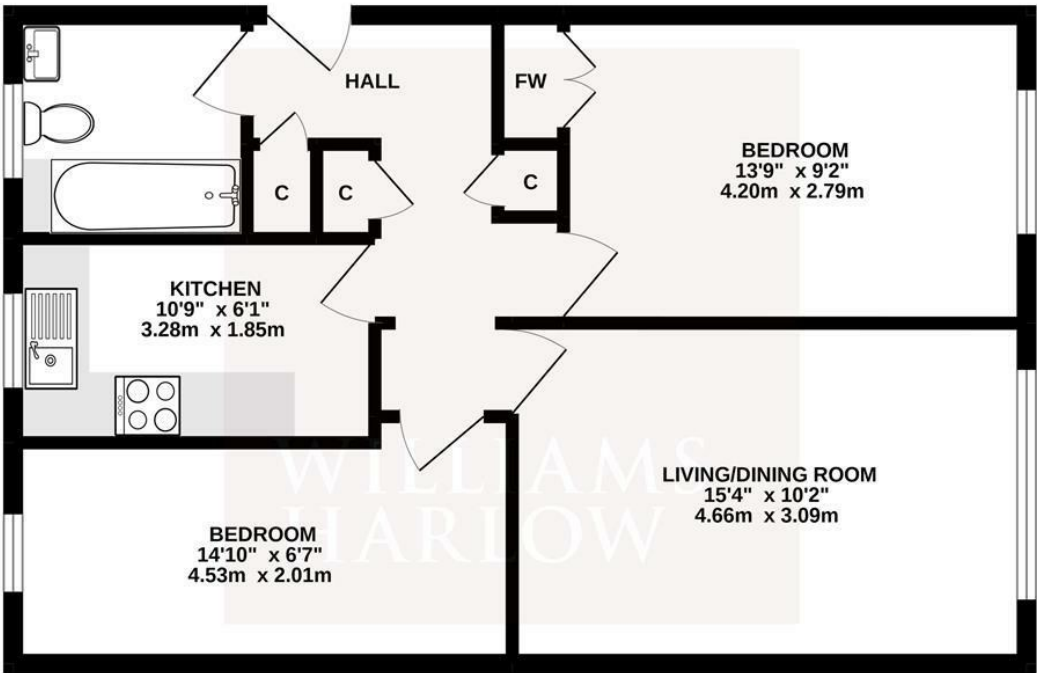
Council Tax Band B £1,444 per annum.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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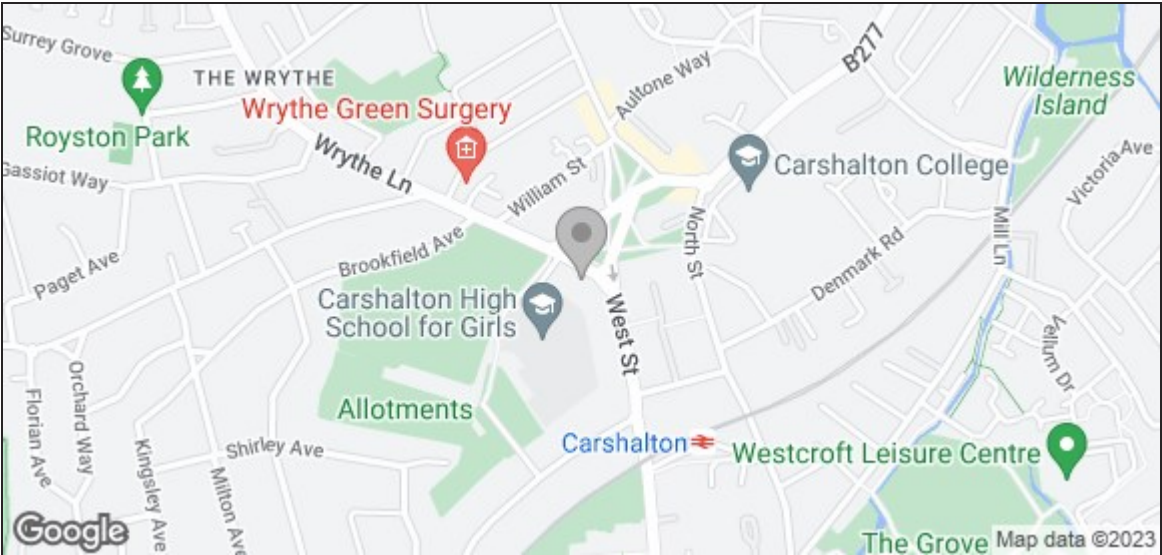
1ST FLOOR



TOTAL APPROXIMATE FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.



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