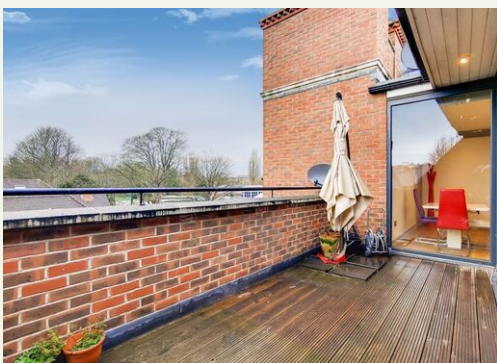
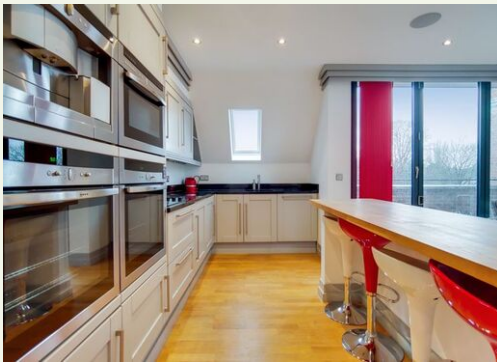


12 Nicole Lodge,  
2 Carshalton Park  
Road, Carshalton,  
Surrey, SM5 3SR



**Guide Price £500,000–£520,000**

No chain | Gated parking | Lift access

A superb top-floor, three-bedroom apartment in the highly sought-after Nicole Lodge, ideally positioned beside the picturesque Carshalton Ponds. This bright and spacious home offers peaceful living with excellent convenience, just moments from local shops, cafés, restaurants, and Carshalton Station with direct links into Central London.

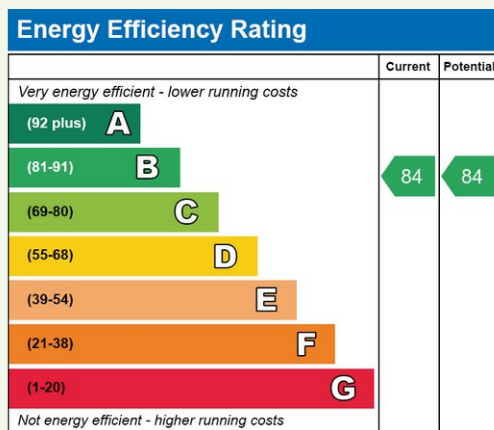
The property features a well-designed layout with three generous bedrooms, two en-suites, a separate WC, utility room, and an impressive open-plan kitchen, living and dining area. Bifold doors lead to a private balcony, ideal for entertaining. The apartment spans approximately 1,252 sq ft and benefits from a quiet top-floor position accessed via lift.

**Lease: 109 years remaining, Ground Rent: £250 per year, Service Charge: approx. £5,266.76 per annum**

# Floorplan



## EPC



## Features

- Top floor apartment with lift access
- Three spacious bedrooms and modern bathroom
- Open Plan living space, perfect for entertaining
- Fully equipped kitchen with ample storage space
- Secure allocated parking for residents' convenience
- Excellent transport links to Central London via Carshalton Station