



2A Carshalton Grove  
Sutton, SM1 4NQ  
Guide price £235,000



## 2A Carshalton Grove, Sutton, SM1 4NQ

GUIDE PRICE £235,000 - £250,000 Few apartments come to market that offer as much as Dunbar Court. Being such a great layout and size, you'll be amazed sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in, but also has space for you to dine, whether it be with family or friends, grabbing breakfast before work or even when you throw one of your dinner parties. What's more, all the light and airy rooms are flooded with natural light, as you are situated on the second floor. So, what about the rest of the property? Well you'll certainly not be disappointed with the spacious kitchen that has more than enough space to cook up a storm in. When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights sleep in your generous master bedroom that is a sanctuary of style and peace - with you also having lots of space for your wardrobes. All the rooms are served by a family bathroom that you can really chill out and relax in after a hard day of video calls, of which you can take from a small, dedicated space in the hallway. Outside, the landscaped gardens wrap around the building, but the property features another big bonus - allocated underground parking - super convenient for when you arrive home after a long day. Lastly we have to mention the location. Situated close to Sutton & Carshalton, you are only a short distance from the mainline stations, with the high street having a vast array of fabulous shopping & amenities!



### SECOND FLOOR

Hallway

Living/Dining Room

17' x 11' (5.18m x 3.35m)

Kitchen

10'5 x 7'5 (3.18m x 2.26m)

Bedroom

15'2 x 9'5 (4.62m x 2.87m)

Bathroom

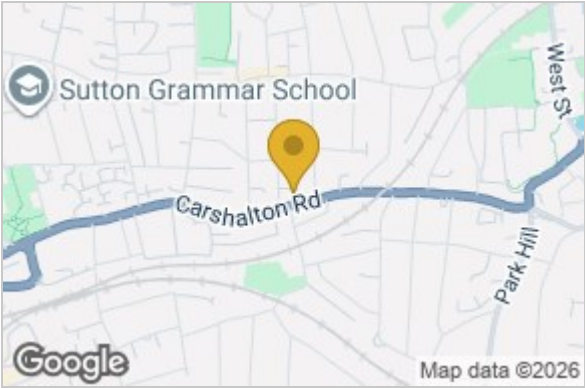
6'11 x 6'4 (2.11m x 1.93m)

### OUTSIDE

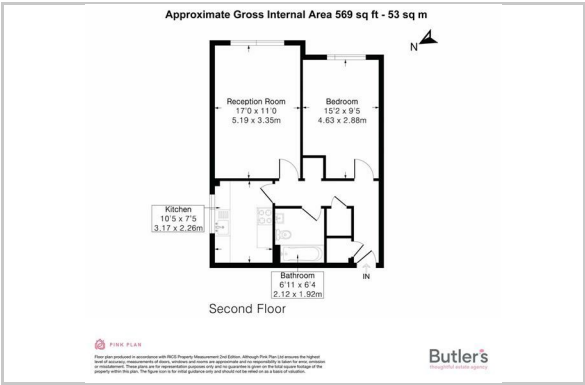
Underground Allocated Parking Space

Communal Grounds

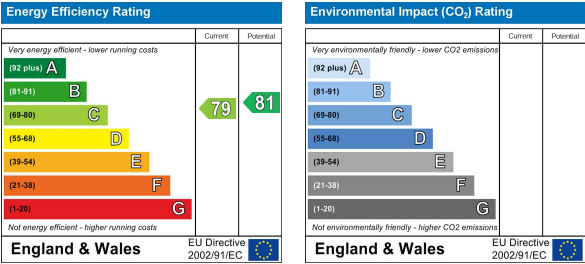
### Area Map



### Floor Plan



### Energy Efficiency Graph



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