

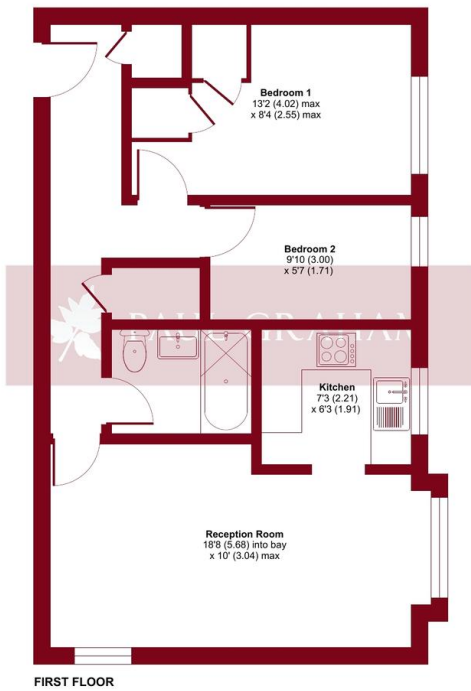


9 Dover Gardens, Carshalton, SM5 2LD | **Guide Price £270,000 Leasehold**

Guide Price: £270,000 - £280,000. Discover the charm of this beautifully presented two-bedroom first-floor apartment, situated in a highly sought-after modern development in Carshalton. Just a short stroll from Carshalton mainline railway station, offering swift routes into London, and the picturesque village, brimming with shops, restaurants, and leisure facilities. This property boasts a wealth of features, including a master bedroom with fitted wardrobes, a smaller second bedroom, a spacious reception room, double glazing, and a delightful view of the rear communal garden and grounds. Additionally, the property comes with allocated parking and is offered to the market with no onward chain!

Dover Gardens, Carshalton, SM5

Approximate Area = 544 sq ft / 50.5 sq m
For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 18' 8" (into bay) x 10' 0" (5.69m x 3.05m)

KITCHEN 7' 3" x 6' 3" (2.21m x 1.91m)

BEDROOM 1 13' 2" x 8' 4" (4.01m x 2.54m)

BEDROOM 2 9' 10" x 5' 7" (3m x 1.7m)

BATHROOM

ALLOCATED PARKING

NO ONWARD CHAIN

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n2khome 2024. Produced for Paul Graham. REF: 1163203



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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