





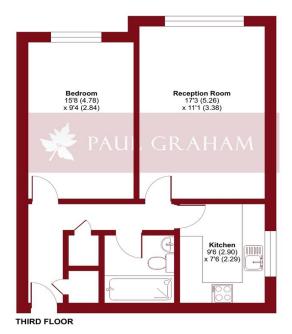
48 Dunbar Court, Carshalton Grove, Sutton, Surrey, SM1 4NQ | Guide Price £240,000

This superb top-floor one-bedroom flat offers a bright and spacious living environment in an excellent location. The well-proportioned reception room provides ample space for relaxation and dining, while the modern kitchen is equipped with stylish fittings. The double bedroom is generously sized, and the contemporary bathroom adds to the home's appeal. Presented in good condition throughout, this property is ideal for first-time buyers or investors and is offered with no onward chain.

## Carshalton Grove, Sutton, SM1

Approximate Area = 554 sq ft / 51.4 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Paul Graham. REF: 1264748

## **ENTRANCE HALL**

**RECEPTION ROOM** 17' 3" x 11' 1" (5.26m x 3.38m)

**KITCHEN** 9' 6" x 7' 6" (2.9m x 2.29m)

**BEDROOM** 15'8" x 9' 4" (4.78m x 2.84m)

**BATHROOM** 

**CUPBOARD X 2** 

**ALLOCATED PARKING** 

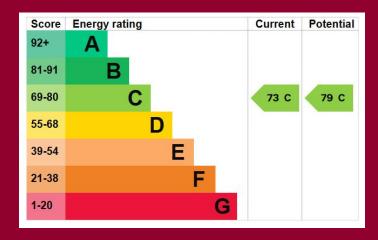
**NO ONWARD CHAIN** 

**LONG LEASE 112 YEARS** 





IMP ORTANT 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 regul ations 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.



## **CARSHALTON**

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