



PAUL GRAHAM

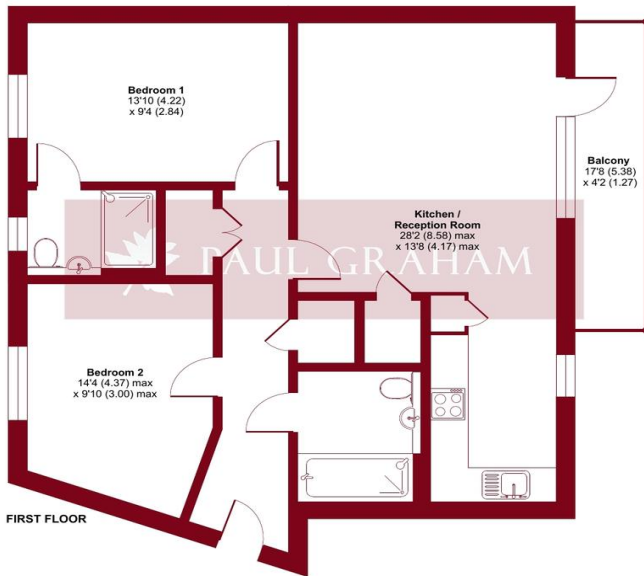


26 Sweetbriar Avenue, Carshalton, SM5 2FW | **£340,000 Leasehold**

This stunning two-bedroom, two-bathroom apartment is set on the first floor of a modern development and is presented in excellent condition throughout. The spacious layout includes a bright open-plan living area with direct access to a private balcony, offering fantastic sun exposure - ideal for relaxing or entertaining. The master bedroom benefits from its own en-suite shower room, while the second bedroom is served by a stylish family bathroom. A long lease of 242 years adds further appeal for both homeowners and investors alike.

Sweetbriar Avenue, Carshalton, SM5

Approximate Area = 796 sq ft / 73.9 sq m
For identification only - Not to scale



ENTRANCE HALL

KITCHEN/RECEPTION ROOM 28' 2" x 13' 8"
(8.59m x 4.17m)

BALCONY 17' 8" x 4' 2" (5.38m x 1.27m)

BEDROOM 1 13' 10" x 9' 4" (4.22m x 2.84m)

ENSUITE

BEDROOM 2 14' 4" x 9' 10" (4.37m x 3m)

BATHROOM

CUPBOARD X 2

LONG LEASE 242 YEARS

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncbhcom 2025. Produced for Paul Graham. REF: 1293777



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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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