

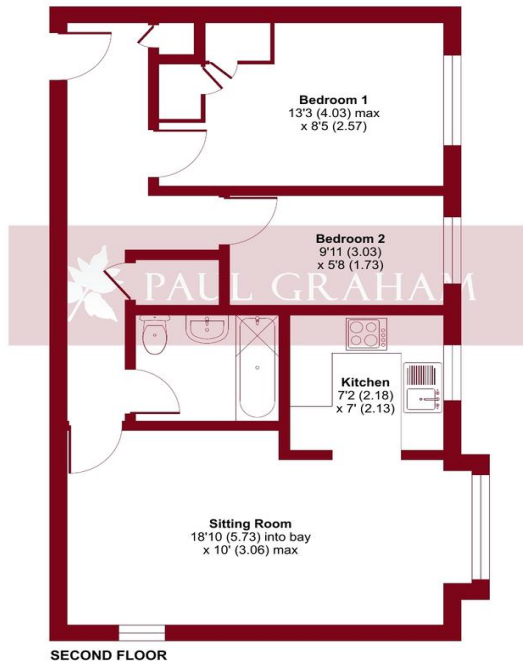
25 Dover Gardens, Carshalton, SM5 2LD | **Guide Price £280,000 Leasehold**

A superb two-bedroom top floor apartment, set within a well-maintained private development, just moments from Carshalton Station and Village. Presented in good condition throughout, the property features a bright living space, a modern fitted kitchen, and two bedrooms. The apartment also benefits from allocated parking and the rare addition of loft space for storage, making it both practical and appealing. Further highlights include allocated parking and the advantage of being offered to the market with no onward chain, creating an excellent opportunity for first-time buyers, downsizers, or investors alike.



Dover Gardens, Carshalton, SM5

Approximate Area = 552 sq ft / 51.2 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 18' 10" x 10' 0" (5.74m x 3.05m)

KITCHEN 7' 2" x 7' 0" (2.18m x 2.13m)

BEDROOM 1 13' 3" x 8' 5" (4.04m x 2.57m)

BEDROOM 2 9' 11" x 5' 8" (3.02m x 1.73m)

BATHROOM

LOFT SPACE FOR STORAGE

ALLOCATED PARKING

NO ONWARD CHAIN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Paul Graham. REF: 1346470



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		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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