

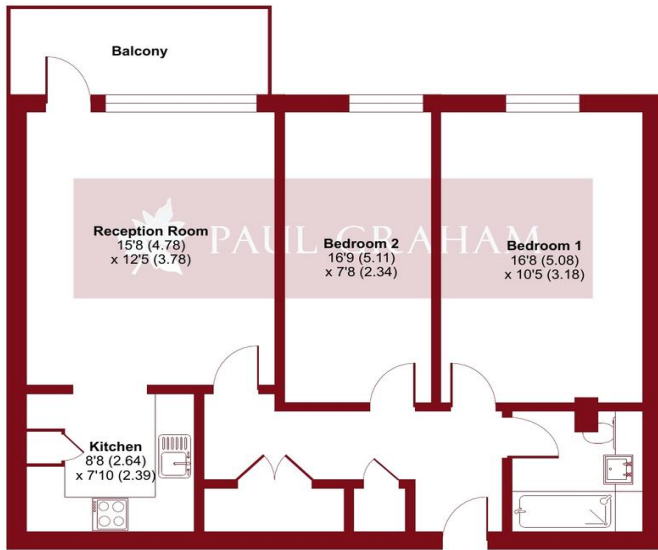


63 Sweetbriar Avenue, Carshalton, SM5 2FL | Guide Price £300,000 - £320,000

A well-proportioned two bedroom 2nd floor apartment set within a popular modern development in Carshalton. The property offers spacious and well-balanced accommodation, including a generous living/dining room with access to a private balcony and a separate fitted kitchen. The development is well regarded for its location being conveniently positioned for access to local shops, transport links and a wide range of well-regarded schools, making it an ideal purchase for both owner-occupiers and investors.

Sweetbriar Avenue, Carshalton, SM5

Approximate Area = 764 sq ft / 71 sq m
For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 15' 8" x 12' 5" (4.78m x 3.78m)

KITCHEN 8' 8" x 7' 10" (2.64m x 2.39m)

BALCONY

BEDROOM 1 16' 8" x 10' 5" (5.08m x 3.18m)

BEDROOM 2 16' 9" x 7' 8" (5.11m x 2.34m)

BATHROOM

SECOND FLOOR

LONG LEASE

ON ROAD PARKING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2026. Produced for Paul Graham. REF: 1407161



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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