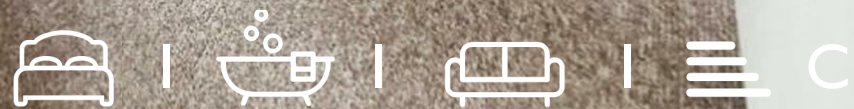




HUNTERS[®]
HERE TO GET *you* THERE



Brookfield Avenue, Sutton

£240,000



Situated on the borders of Carshalton and Sutton, this charming flat offers a perfect blend of comfort and convenience. Spanning an inviting 489 square feet, the property features a well-proportioned bedroom, a modern bathroom, and a welcoming reception room that is bathed in natural light, creating a warm and airy atmosphere throughout.

The flat benefits from a SHARE OF FREEHOLD, providing a sense of ownership and stability. Additionally, it includes the rare advantage of a garage and an outside storage shed, ensuring ample space for your belongings and vehicle.

This property is just a short stroll from Carshalton Station, making it ideal for commuters seeking easy access to central London. The surrounding area boasts a variety of local amenities, parks, and recreational facilities, enhancing the appeal of this lovely home.

With an energy rating of C, the flat is not only comfortable but also energy-efficient, making it a sensible choice for modern living. This property is perfect for first-time buyers, professionals, or those looking to downsize without compromising on quality or location. Do not miss the opportunity to make this delightful flat your new home.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com

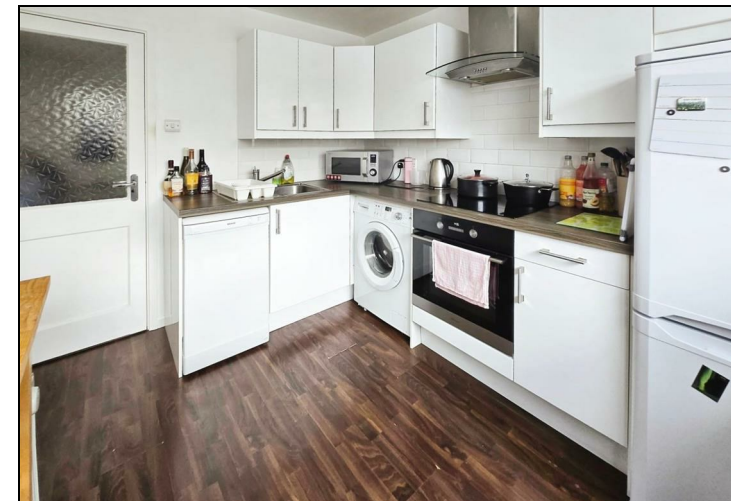


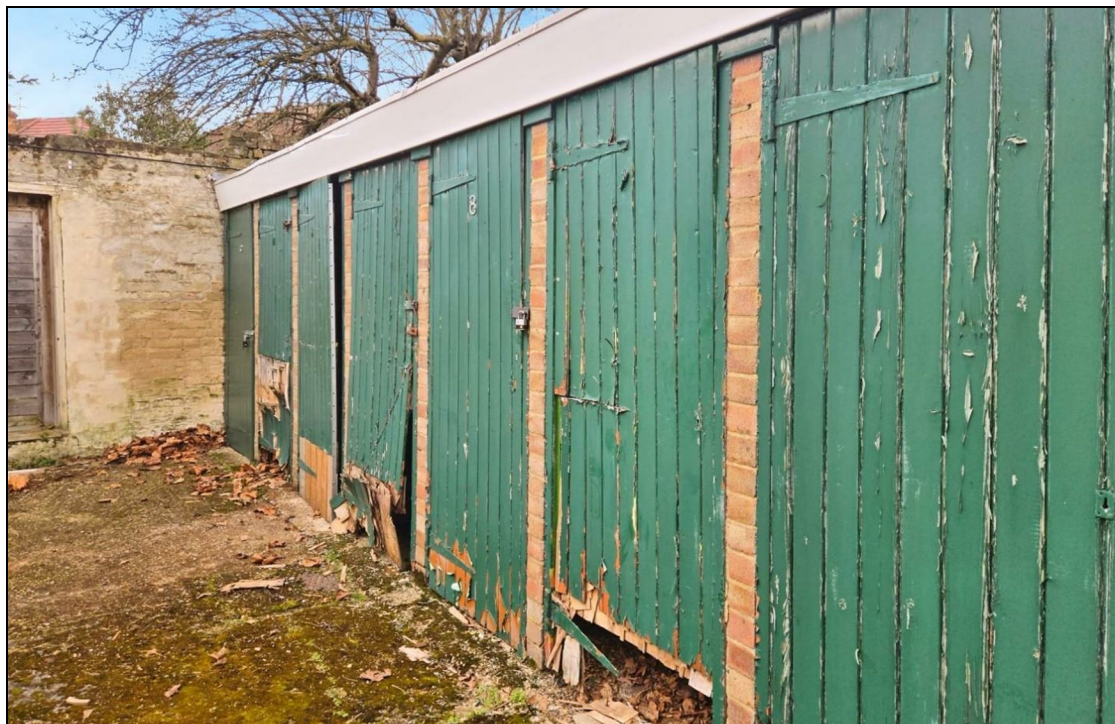
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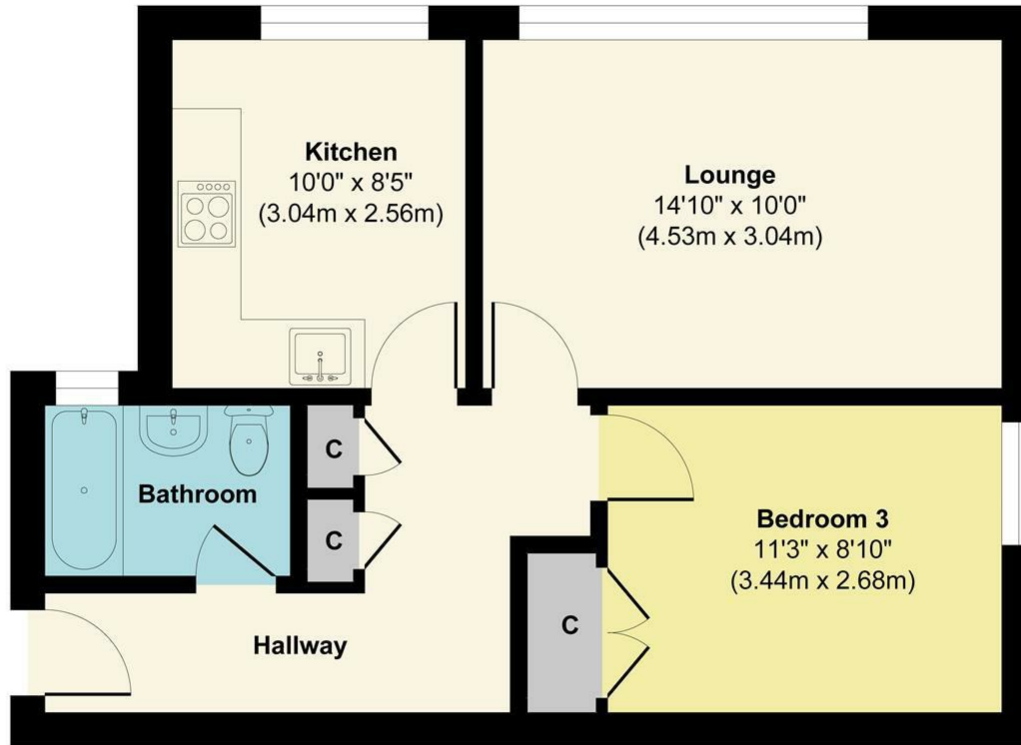


KEY FEATURES

- LONG LEASE, SHARE OF FREEHOLD
 - FIRST FLOOR
 - GARAGE
 - OUTSIDE STORAGE SHED
- ELECTRIC STORAGE HEATING
 - DOUBLE GLAZING
- CLOSE TO CARSHALTON STATION
 - ENERGY RATING C





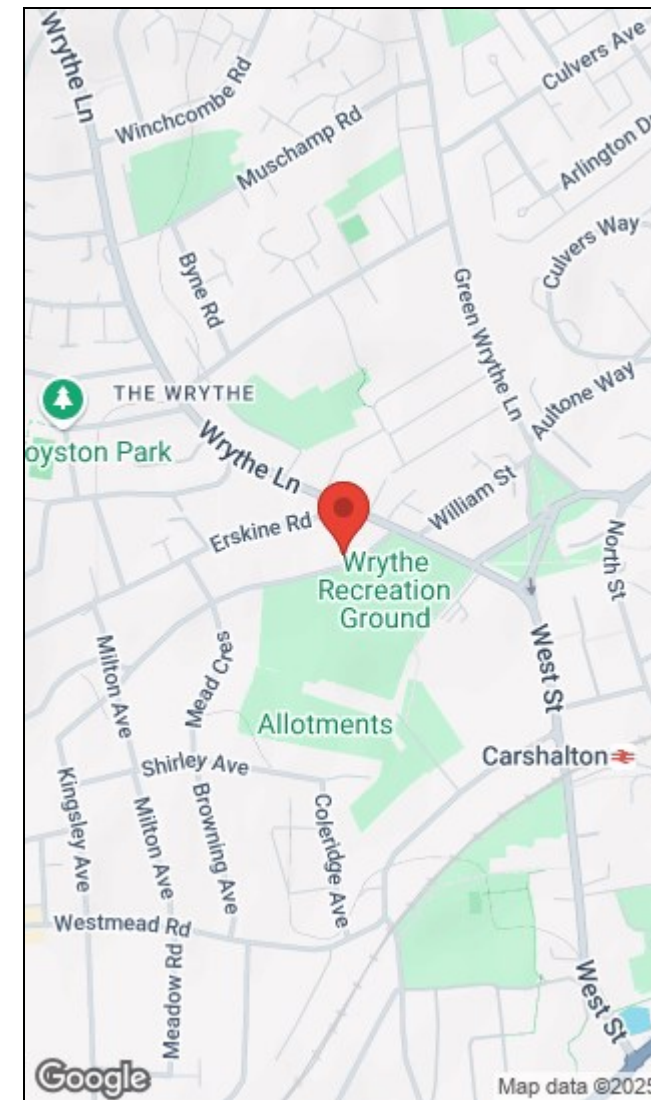


Floor Plan

Approx. Gross Internal Floor Area 489 sq. ft / 45.47 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
74	77		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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