

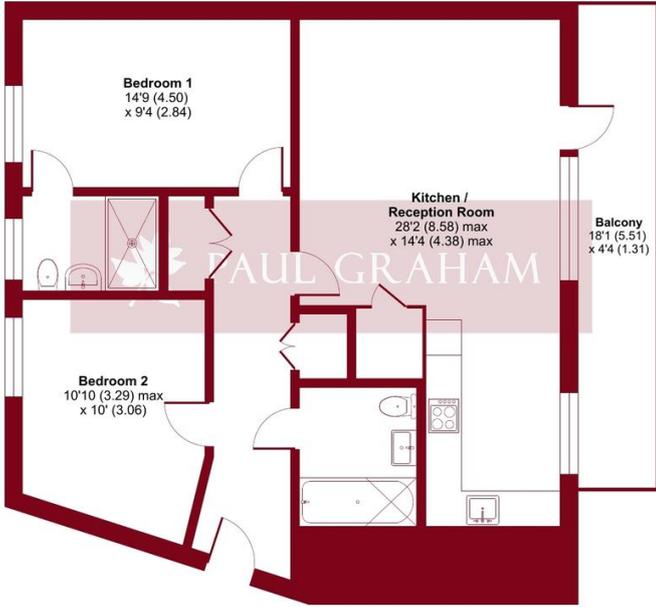


32 Sweetbriar Avenue, Carshalton, SM5 2FW | **£350,000 Leasehold**

A superb top floor two-bedroom, two-bathroom apartment offering 843 sq ft of stylish, energy-efficient living within a popular modern development. Presented in excellent condition, the property features a spacious open-plan living area, modern fitted kitchen and a private southerly aspect balcony, along with a long 237-year lease. Ideally located within walking distance of Carshalton and Hackbridge stations, it's perfectly suited to both homeowners and investors alike.

Sweetbriar Avenue, Carshalton, SM5

Approximate Area = 843 sq ft / 78.3 sq m
For identification only - Not to scale



SECOND FLOOR

ENTRANCE HALL

KITCHEN/RECEPTION ROOM 28' 2" x 14' 4" (8.59m x 4.37m)

BEDROOM 1 14' 9" x 9' 4" (4.5m x 2.84m)

ENSUITE

BEDROOM 2 10' 10" x 10' 0" (3.3m x 3.05m)

BATHROOM

BALCONY 18' 1" x 4' 4" (5.51m x 1.32m)

RESIDENTS PARKING

LONG LEASE 237 YEARS

TOP FLOOR



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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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