

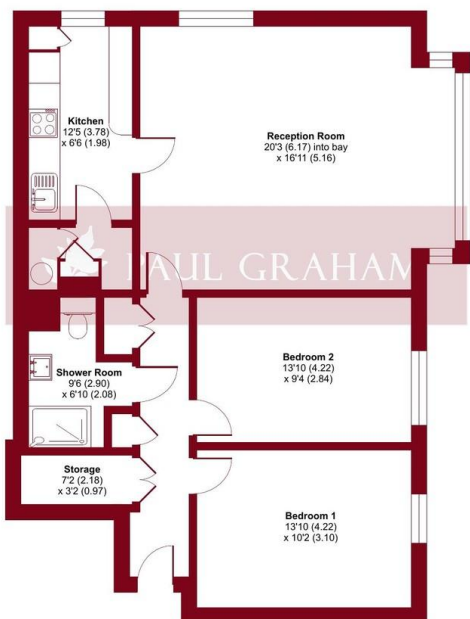


103 Carleton Towers, North Street, Carshalton, SM5 2EH | **Guide Price £290,000 Share of Freehold**

A bright and spacious two double-bedroom apartment situated on the third floor of the popular Carleton Towers development. The property offers generously proportioned accommodation, including an impressive reception room with ample space for both living and dining, a separate fitted kitchen, two well-sized double bedrooms, a shower room and excellent storage throughout. Further benefits include replacement windows, a private garage and no onward chain. Carleton Towers is conveniently positioned on North Street, within a stone's throw of local shopping parades and just a short walk from Carshalton Mainline Station, providing direct links into Central London. Carshalton Village is also nearby, offering an excellent selection of shops, cafés and restaurants, while the picturesque Carshalton Ponds and Grove Park provide attractive green spaces for walking and recreation.

North Street, Carshalton, SM5

Approximate Area = 907 sq ft / 84.3 sq m
For identification only - Not to scale



THIRD FLOOR

HALLWAY

STORAGE ROOM 7' 2" x 3' 2" (2.18m x 0.97m)

RECEPTION ROOM 20' 3" x 16' 11" (6.17m x 5.16m)

KITCHEN 12' 5" x 6' 6" (3.78m x 1.98m)

BEDROOM 1 13' 10" x 10' 2" (4.22m x 3.1m)

BEDROOM 2 13' 10" x 9' 4" (4.22m x 2.84m)

SHOWER ROOM 9' 6" x 6' 10" (2.9m x 2.08m)

SHARE OF FREEHOLD

GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2022. Produced for Paul Graham, REF: 1503447



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		
55-68	D		65 D
39-54	E	43 E	
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk