

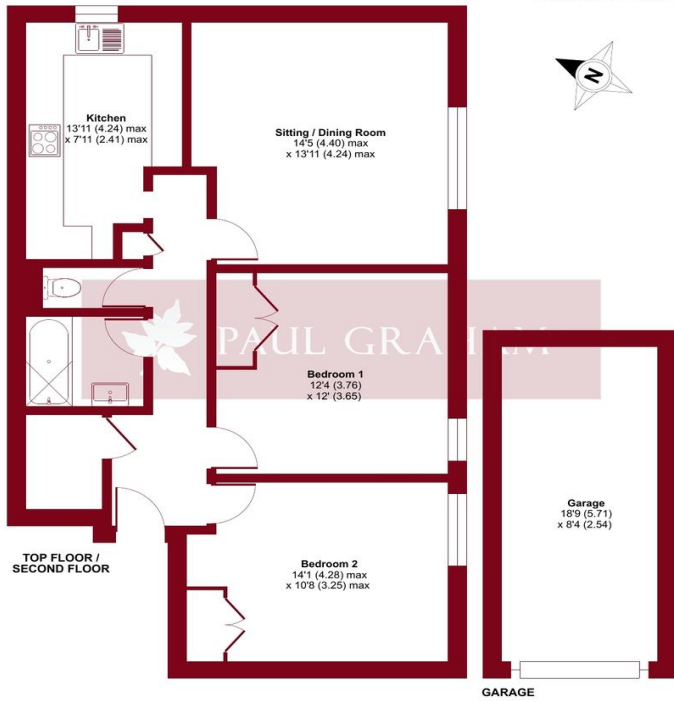


Flat 22 New Colebrooke Court, Stanley Road, Carshalton, SM5 4LL | **Guide Price £280,000 - £290,000**

A bright and spacious two double bedroom top floor apartment set within a well-kept private development, offering approximately 783 sq ft 72.7 sq m of accommodation plus a private garage of 156 sq ft 14.4 sq m, bringing the total footprint to around 939 sq ft 87.1 sq m. The property is presented in good condition throughout with a well-proportioned reception room, modern kitchen, bathroom, WC, and a useful additional storage or study area. Further benefits include a remarkably long 956 year lease, residents parking and a private garage, making this an ideal purchase for first time buyers, downsizers or investors alike.

**Stanley Road, Carshalton, SM5**

Approximate Area = 783 sq ft / 72.7 sq m  
 Garage = 156 sq ft / 14.4 sq m  
 Total = 939 sq ft / 87.1 sq m  
 For identification only - Not to scale



**ENTRANCE HALL**

**SITTING/DINING ROOM 14' 5" x 13' 11" (4.39m x 4.24m)**

**KITCHEN 13' 11" x 7' 11" (4.24m x 2.41m)**

**BEDROOM 1 12' 4" x 12' 0" (3.76m x 3.66m)**

**BEDROOM 2 14' 1" x 10' 8" (4.29m x 3.25m)**

**BATHROOM**

**WC**

**STORAGE ROOM/OFFICE**

**GARAGE 18' 9" x 8' 4" (5.72m x 2.54m)**

**TOP FLOOR FLAT**

**LONG LEASE 956 YEARS**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhocom 2026. Produced for Paul Graham. REF: 1419990



**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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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