

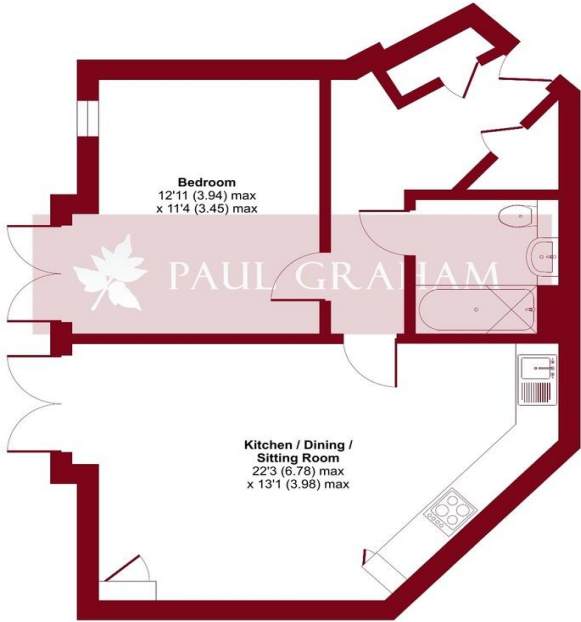


3 Pear Tree Court, Forelle Way, Carshalton, SM5 4BD | **Guide Price £270,000**

Well-presented one-bedroom modern apartment with bright open-plan living, allocated parking and well-maintained communal grounds. Ideally located in a sought-after part of Carshalton close to local amenities, green spaces and Carshalton Beeches station.

Forelle Way, Carshalton, SM5

Approximate Area = 550 sq ft / 51 sq m
For identification only - Not to scale



GROUND FLOOR

HALLWAY

KITCHEN/DINING/SITTING ROOM 22' 3" x 13' 1"
(6.78m x 3.99m)

BEDROOM 12' 11" x 11' 4" (3.94m x 3.45m)

BATHROOM

ALLOCATED PARKING

COMMUNAL GARDEN

995 YEAR LEASE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Paul Graham. REF: 1439541



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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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