



Top Floor Flat, 97 Carshalton Road, Sutton, SM1 4LL | **Guide Price £325,000**

A beautifully presented 2 bedroom top floor conversion apartment. This property comes with a share of the freehold and has been modernised by the current owner. Features include good sized bedrooms with built in wardrobes (one is currently being used as a dining room), study/cote room, newly refurbished 4 piece bathroom suite with roll top bath and walk-in- shower, double glazing, gas central heating and loft storage. Period features such as high ceilings, feature fireplaces, coving and high skirting boards can be seen throughout the property. Situated close to reputable schools, bus routes and mainline stations.



ENTRANCE HALL

LANDING

LIVING ROOM 13' 8" x 11' 9" (4.17m x 3.58m)

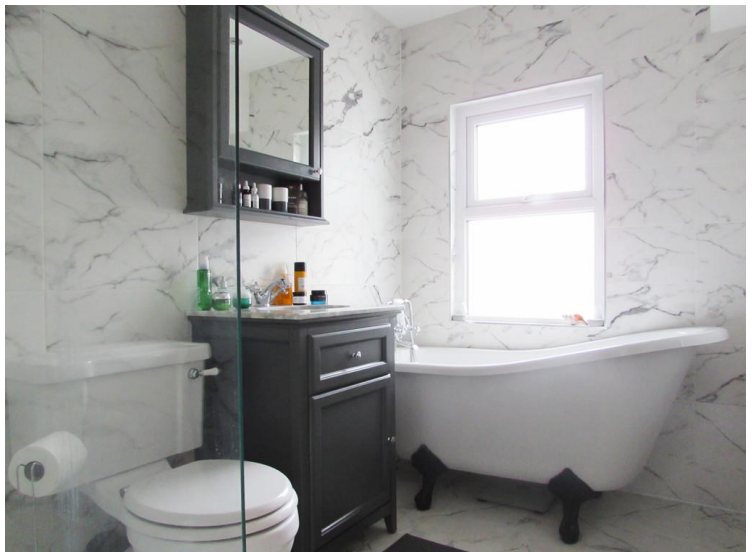
BEDROOM 1 12' 6" x 11' 3" (3.81m x 3.43m)
Currently used as Dining Room

STUDY 5' 7" x 4' 4" (1.7m x 1.32m)

KITCHEN 11' 10" x 6' 9" (3.61m x 2.06m)

BEDROOM 2 11' 4" x 9' 6" (3.45m x 2.9m)

BATHROOM 9' 6" x 5' 6" (2.9m x 1.68m)



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	69 c	78 c
55-68	D		
39-54	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