

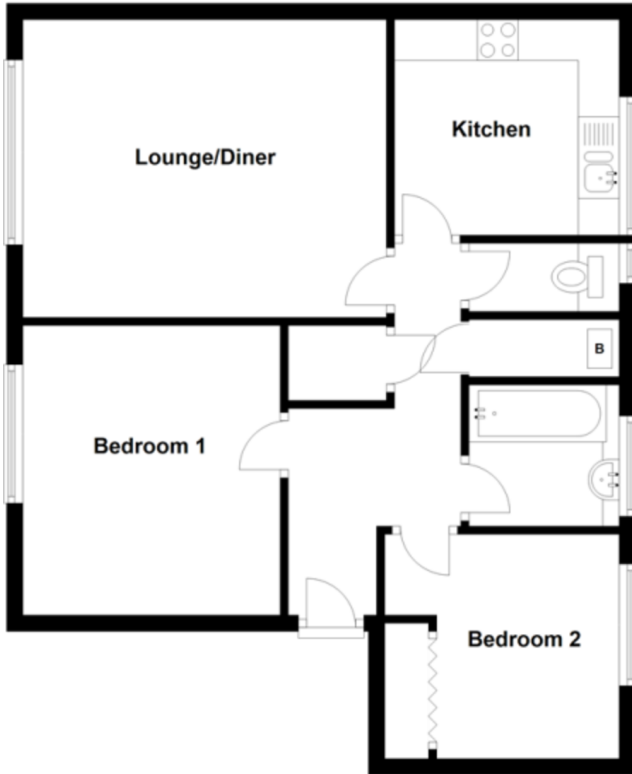


**Flat 6, 52 Nightingale Road, Carshalton, SM5 2EL | Guide Price £290,000**

A bright and spacious 2 bedroom first floor apartment with residence permit parking, garage and ground floor storage unit. The property features include gas central heating, double glazing, separate W/C and security entry phone system. Located in a popular development close to shops, bus routes and Carshalton/Hackbridge station.

## First Floor

Approx. 58.3 sq. metres (627.4 sq. feet)



## ENTRANCE HALL

**LIVING ROOM** 14' 6" x 11' 10" (4.42m x 3.61m)

**KITCHEN** 9' 1" x 8' 8" (2.77m x 2.64m)

**BEDROOM 1** 11' 6" x 10' 5" (3.51m x 3.18m)

**BEDROOM 2** 9' 6" x 9' 3" (2.9m x 2.82m)

**BATHROOM** 5' 9" x 5' 7" (1.75m x 1.7m)

**WC** 5' 9" x 2' 7" (1.75m x 0.79m)

**GARAGE**

**STORE ROOM**

**COMMUNAL GARDENS**



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	72   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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## WALLINGTON

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