



19 Nutfield Close, Carshalton, SM5 2RQ | **Guide Price £200,000 Leasehold**

A charming one bedroom flat in Carshalton presents an excellent opportunity for those seeking a property in need of updating. The flat boasts a great location in the heart of Carshalton, with easy access to local amenities and transport links.

FIRST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA - 408 sq.ft. (37.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding their operation or efficiency (where applicable).
Made with Metreapp CS232

ENTRANCE HALL

RECEPTION ROOM 13' 6" x 9' 7" (4.11m x 2.92m)

KITCHEN 11' 5" x 6' 3" (3.48m x 1.91m)

BEDROOM 11' 1" x 10' 4" (3.38m x 3.15m)

BATHROOM 6' 7" x 5' 0" (2.01m x 1.52m)

NO ONWARD CHAIN

PARKING



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	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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