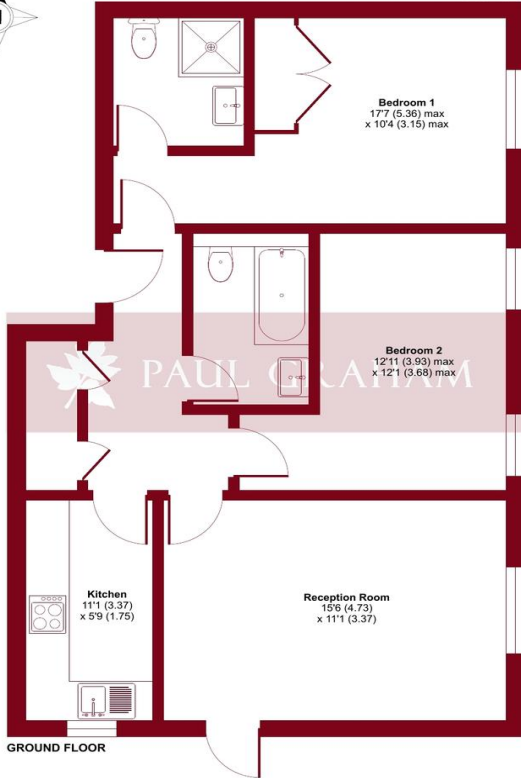PAUL GRAHAM

4 Diana Court, Stanley Road, Carshalton, SM5 4LE | **Guide Price £325,000 Leasehold**

This superb ground-floor flat offers an ideal blend of comfort and modern living within a private development. Featuring two well-sized bedrooms and two contemporary bathrooms, including an en-suite, the property is perfect for professionals or small families. The spacious dual-aspect living and dining room is bathed in natural light, creating an inviting space for relaxation and entertaining. A separate kitchen, finished to a high standard, complements the overall layout, ensuring convenience and style. With direct access to beautifully maintained communal gardens, this flat provides a peaceful retreat, while the allocated parking space and additional visitor parking add to the property's practicality.

Diana Court, Stanley Road, Carshalton, SM5

Approximate Area = 703 sq ft / 65.3 sq m
For identification only - Not to scale

N

Bedroom 1
17'7 (5.36) max
x 10'4 (3.15) max

Bedroom 2
12'11 (3.93) max
x 12'1 (3.68) max

PAUL GRAHAM

Kitchen
11'1 (3.37)
x 5'9 (1.75)

Reception Room
15'6 (4.73)
x 11'1 (3.37)

GROUND FLOOR

Certified Property Measurer RICS

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024.
Produced for Paul Graham. REF: 1162608

ENTRANCE HALL

RECEPTION ROOM 15' 6" x 11' 1" (4.72m x 3.38m)

KITCHEN 11' 1" x 5' 9" (3.38m x 1.75m)

BEDROOM 1 17' 7" x 10' 4" (5.36m x 3.15m)

BEDROOM 2 12' 11" x 12' 1" (3.94m x 3.68m)

ENSUITE

BATHROOM

CUPBOARD

COMMUNAL GARDEN

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.

Energy rating chart — Current: 71 C, Potential: 77 C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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