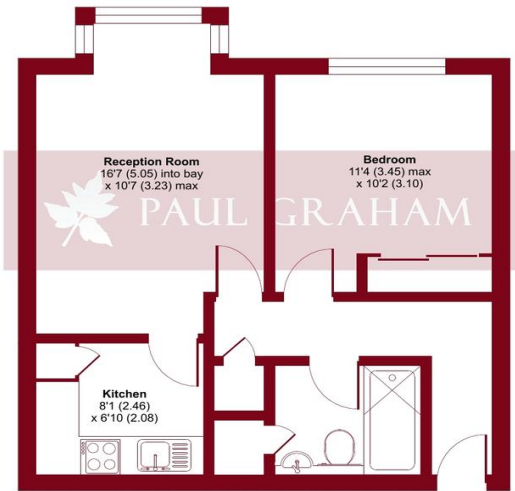




14 Nutfield Close, Carshalton, SM5 2RQ | **Guide Price £225,000 Leasehold**

This superb one-bedroom, top-floor apartment offers contemporary living with excellent attention to detail, located in a highly sought-after private development. Featuring a spacious double bedroom and modern kitchen and bathroom, the apartment has been finished to an exceptional standard. The underfloor heating throughout ensures a cozy and comfortable environment year-round, complemented by ample natural light on the top floor.



SECOND FLOOR

ENTRANCE HALL

RECEPTION ROOM 16' 7" x 10' 7" (5.05m x 3.23m)

KITCHEN 8' 1" x 6' 10" (2.46m x 2.08m)

BEDROOM 11' 4" x 10' 2" (3.45m x 3.1m)

BATHROOM

CUPBOARD

UNDERFLOOR HEATING THROUGHOUT

92 YEAR LEASE

ALLOCATED PARKING SPACE

TOP FLOOR APARTMENT

LOFT SPACE

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncb.com 2024. Produced for Paul Graham. REF: 1209917



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	72 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