

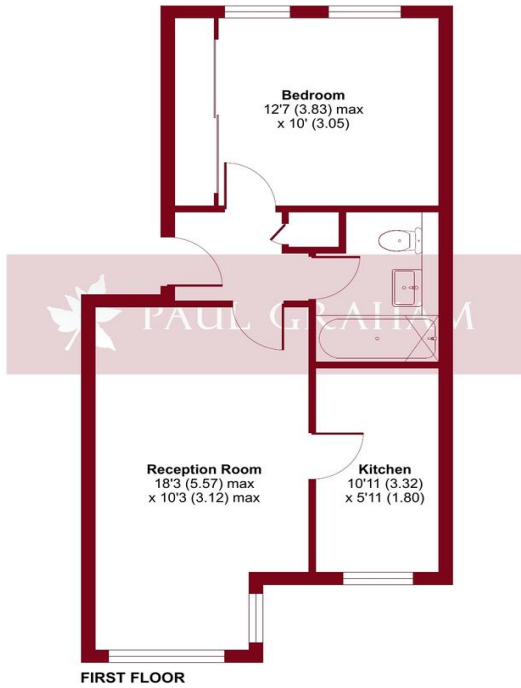


16 Philips Close, Carshalton, SM5 2FE | **Guide Price £240,000 Leasehold**

This spacious one-bedroom first-floor apartment is presented in excellent condition, offering bright and inviting interiors. The property features a generously sized double bedroom, a modern bathroom, and a separate contemporary kitchen. The living room is both bright and spacious, providing the perfect setting for relaxation or entertaining. Set within a well-maintained development, this apartment is ready to move into and ideal for first-time buyers or investors.

Philips Close, Carshalton, SM5

Approximate Area = 458 sq ft / 42.5 sq m
For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 18' 3" x 10' 3" (5.56m x 3.12m)

KITCHEN 10' 11" x 5' 11" (3.33m x 1.8m)

BEDROOM 12' 7" x 10' 0" (3.84m x 3.05m)

BATHROOM

LONG LEASE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2024. Produced for Paul Graham. REF: 1215559



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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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