



48 Dunbar Court, Carshalton Grove, Sutton, Surrey, SM1 4NQ | **Guide Price £220,000**

This superb top-floor one-bedroom flat offers a bright and spacious living environment in an excellent location. The well-proportioned reception room provides ample space for relaxation and dining, while the modern kitchen is equipped with stylish fittings. The double bedroom is generously sized, and the contemporary bathroom adds to the home's appeal. Presented in good condition throughout, this property is ideal for first-time buyers or investors and is offered with no onward chain.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Paul Graham. REF: 1264748



ENTRANCE HALL

RECEPTION ROOM 17' 3" x 11' 1" (5.26m x 3.38m)

KITCHEN 9' 6" x 7' 6" (2.9m x 2.29m)

BEDROOM 15' 8" x 9' 4" (4.78m x 2.84m)

BATHROOM

CUPBOARD X 2

ALLOCATED PARKING

NO ONWARD CHAIN

LONG LEASE 112 YEARS



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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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