



PAUL GRAHAM

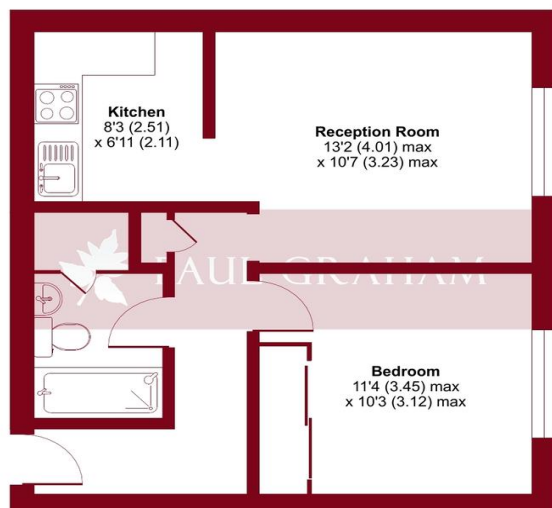


3 Nutfield Close, Carshalton, SM5 2RQ | **Guide Price £200,000 – £210,000 Share Of Freehold**

This well-presented ground-floor one-bedroom apartment is offered in excellent condition throughout and provides an ideal first-time buy or investment opportunity. The property features a spacious double bedroom, sleek modern interiors, and underfloor heating for added comfort. Further benefits include an allocated parking space, secure entry, and the convenience of being offered to the market with no onward chain, allowing for a smooth and hassle-free purchase.

Nutfield Close, Carshalton, SM5

Approximate Area = 440 sq ft / 40.9 sq m
For identification only - Not to scale



GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM 13' 2" x 10' 7" (4.01m x 3.23m)

KITCHEN 8' 3" x 6' 11" (2.51m x 2.11m)

BEDROOM 11' 4" x 10' 3" (3.45m x 3.12m)

BATHROOM

CUPBOARD

NO ONWARD CHAIN

SHARE OF FREEHOLD

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: 1303368



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		
55-68	D	55 D	64 D
39-54	E		
21-38	F		
1-20	G		

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