



PAUL GRAHAM



Flat 1, 44 Carshalton Grove, Sutton, SM1 4LZ | **Guide Price £269,995**

A lovely one bedroom garden flat located in a popular area close to bus routes, shops as well as Sutton town centre and mainline station. The property is well presented and features include a share of freehold, fitted wardrobes, security entryphone system, allocated parking space and that all important, outside private space. No Chain.



Floor Plan

Total floor area 44.0 sq. m. (474 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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ENTRANCE HALL

LIVING ROOM 13' 9" x 12' 4" (4.19m x 3.76m)

KITCHEN 7' 9" x 6' 8" (2.36m x 2.03m)

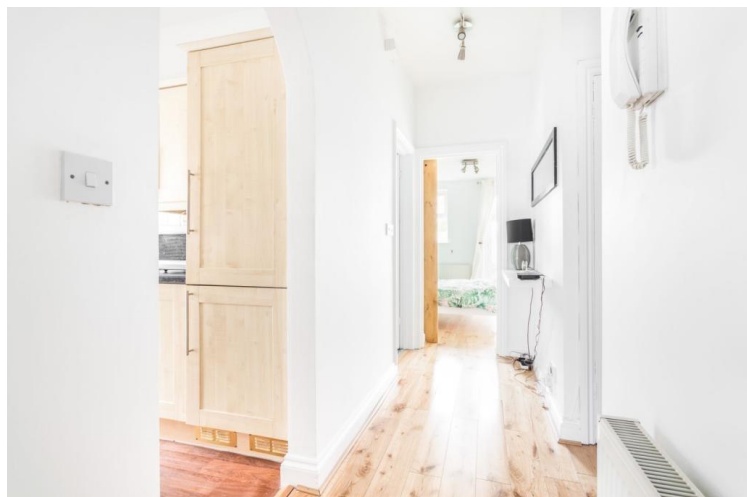
BEDROOM 11' 9" x 9' 6" (3.58m x 2.9m)

SHOWER ROOM

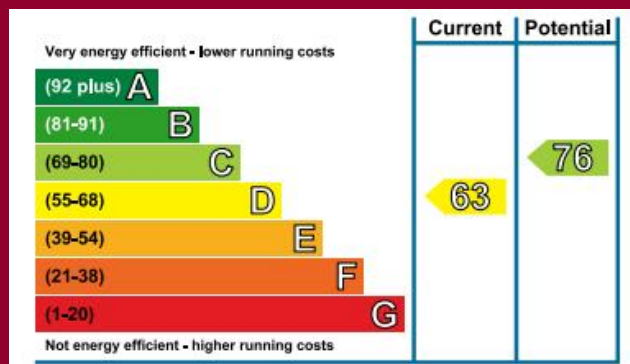
ALLOCATED PARKING SPACE

PRIVATE REAR GARDEN Accessed via bedroom and kitchen. Side access to garden.

SHARE OF FREEHOLD AND LONG LEASE



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.



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