



## Carshalton Road Sutton, SM1 4LL

GUIDE PRICE £350,000 - £375,000 If you are looking for a totally unique and one off property, then we may just have the answer to your prayers at Carshalton Road. This fantastic 3 bedroom split-level apartment is set over the top 2 levels, having bags of space and will be a place you'll be proud to call your home - this really is an opportunity too good to miss! Location-wise, you are situated in a highly convenient position in the heart of Sutton, on the doorstep of excellent amenities, open spaces and transport links - with Sutton Mainline station being a very short walk away, providing quick links into town. If needed, you will also have access to outstanding schooling, which is also in close proximity. On the outside, you'll appreciate the communal garden accessed from outside the property, a space for you to enjoy a good book or even have a few friends over, perfect during the warmer months. Within the property itself, you'll love the generous sizes of all the rooms and features such as engineered wood flooring, with the property being ready to move into. The layout currently offers a huge amount of versatility and boasts ample storage, with a large living room, adjacent to a similarly impressive kitchen/dining room, with plenty of worksurfaces to cook up a storm in. Continuing the theme with large proportions, there are three bedrooms positioned over 2 levels, all served by a bathroom with separate W/C on the lower floor.

Guide price £350,000



# Carshalton Road

## Sutton, SM1 4LL



- GUIDE PRICE £350,000 - £375,000
- Accommodation set over the top 2 floors
- Communal garden with storage
- Set in a handsome building with period features internally

- Huge 3 bedroom split-level converted apartment
- Large kitchen/dining room
- Offered in good condition throughout

- NO ONWARD CHAIN
- Spacious lounge, perfect for entertaining
- Central location perfect for excellent transport links, schooling & amenities

### GROUND FLOOR

Entrance

### SECOND FLOOR

Hallway

Bathroom

8'9 x 5'9 (2.67m x 1.75m)

Separate W/C

Living Room

13'2 x 12'11 (4.01m x 3.94m)

Kitchen/Dining Room

12'2 x 12' (3.71m x 3.66m)

Bedroom

8 x 5'4 (2.44m x 1.63m)

### SECOND FLOOR

Landing

Bedroom

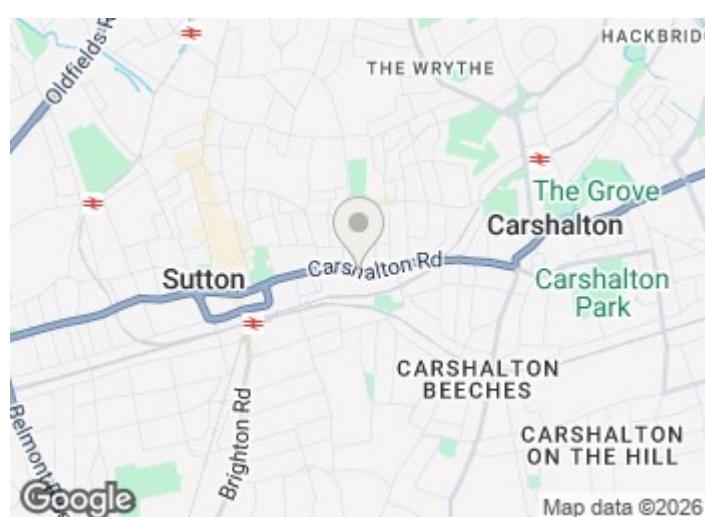
17'1 x 13' maximum (5.21m x 3.96m maximum)

Bedroom

12'7 x 9'1 (3.84m x 2.77m)

### OUTSIDE

Communal Garden



Directions



## Floor Plan

**Approximate Gross Internal Area 959 sq ft - 89 sq m**

First Floor Area 529 sq ft - 49 sq m

Second Floor Area 430 sq ft - 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	