



PAUL GRAHAM



15 Metcalfe Avenue, Carshalton, SM5 4AW | **Guide Price £340,000**

A beautifully presented 2 bedroom coach style apartment located on a popular and modern development close to reputable schools, bus routes and mainline stations. This luxury flat benefits from its own front door, modern interior, en suite bathroom, allocated parking, garage and storage room. No onward chain.



ENTRANCE HALL

STAIRS

HALLWAY

LIVING ROOM 17' 9" x 12' 4" (5.41m x 3.76m)

KITCHEN 8' 0" x 7' 9" (2.44m x 2.36m)

BEDROOM 1 17' 9" x 10' 3" (5.41m x 3.12m)

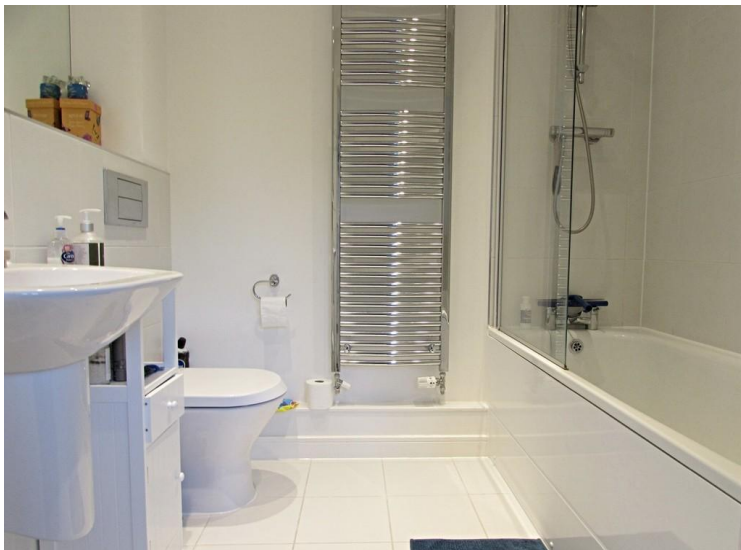
ENSUITE 6' 4" x 5' 4" (1.93m x 1.63m)

BEDROOM 2 14' 10" x 9' 1" (4.52m x 2.77m)

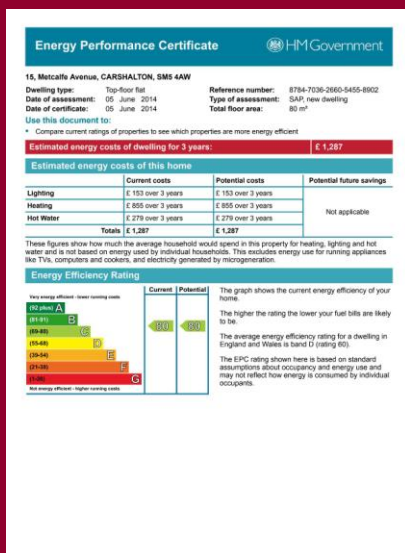
BATHROOM 7' 6" x 5' 6" (2.29m x 1.68m)

GARAGE 18' 10" x 9' (5.74m x 2.74m)

OFF ROAD PARKING



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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