

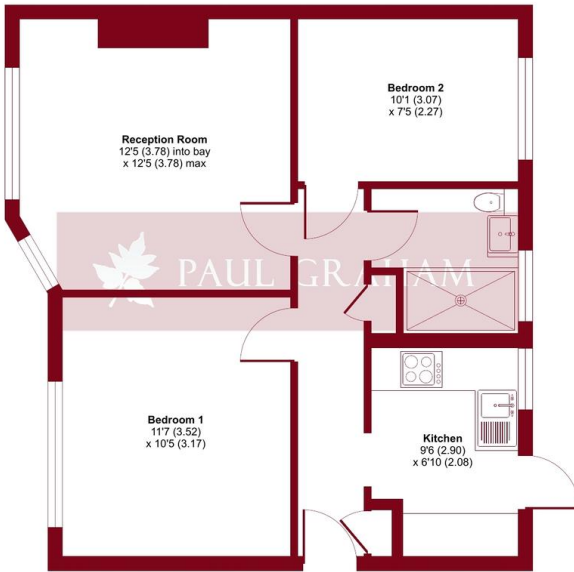


Flat 6 Stanley Court, Stanley Park Road, Carshalton, SM5 3JF | **Guide Price £215,000 Freehold**

MODERN AUCTION. A beautifully presented freehold two bedroom, ground floor apartment, offering a private patio and access to a delightful communal garden. The property features a bright and spacious open-plan living and dining area, a contemporary kitchen, and a stylish modern bathroom. Ideally located within walking distance of highly regarded local schools, excellent transport links, and a variety of local amenities.

Stanley Park Road, Carshalton, SM5

Approximate Area = 533 sq ft / 49.5 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Paul Graham. REF: 1372078

ENTRANCE HALL

RECEPTION ROOM 12' 5" x 12' 5" (3.78m x 3.78m)

KITCHEN 9' 6" x 6' 10" (2.9m x 2.08m)

BEDROOM 1 11' 7" x 10' 5" (3.53m x 3.18m)

BEDROOM 2 10' 1" x 7' 5" (3.07m x 2.26m)

BATHROOM

CUPBOARD

PRIVATE PATIO

FREEHOLD



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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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