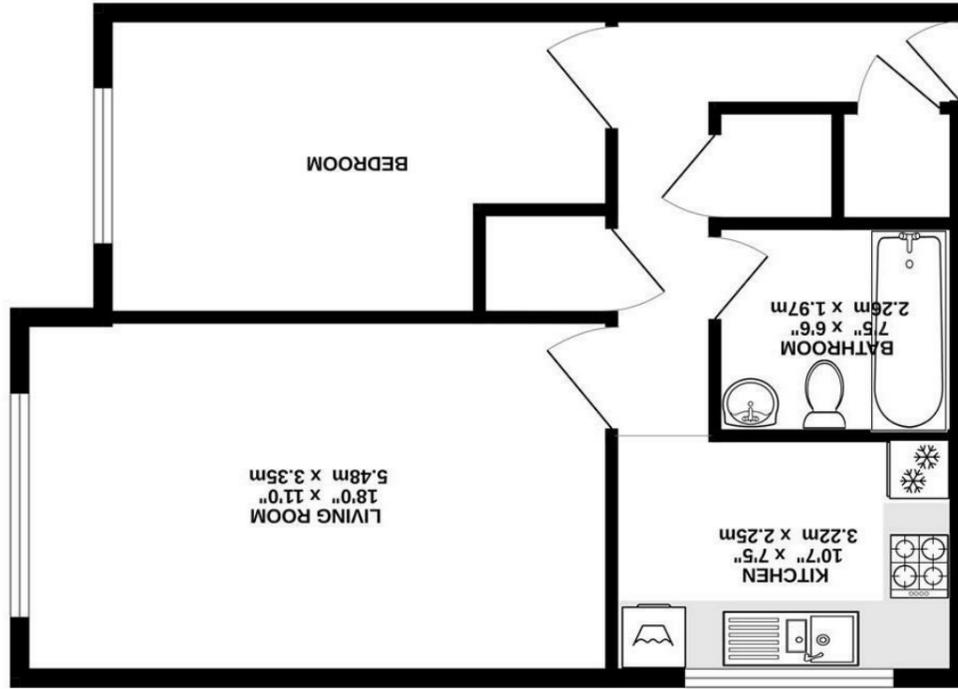


When every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 4/2024



**GROUND FLOOR**  
 555 sq.ft. (51.5 sq.m.) approx.

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## Flat 31 Dunbar Court 2A Carshalton Grove

Sutton, SM1 4NQ

**£1,250 Per Calendar Month**

- Available Mid Novemembr 2024
- A top floor one bedroom apartment with a Spacious living area
- Large Double Bedroom with well equipped kitchen
- Allocated parking
- Close to Sutton BR Station and Main Town Centre and Bus routes

Silverman Black are pleased to offer to market this vacant one bedroom top floor apartment for rent available at the beginning of November '24. Comprised of a good size and modern kitchen suite, a tidy bathroom, spacious lounge and a large double bedroom there are also 3 storage cupboards. Other benefits include electric heating throughout, double glazing while externally there are communal gardens and allocated off street parking. With a good access to both Carshalton and Sutton High Streets and BR Stations under a mile away (20 min walking or less) transport links into London City Centre are in good supply while there are plenty of bustling shops in Sutton High Street or the more serene setting of Carshalton Village High Street.

