

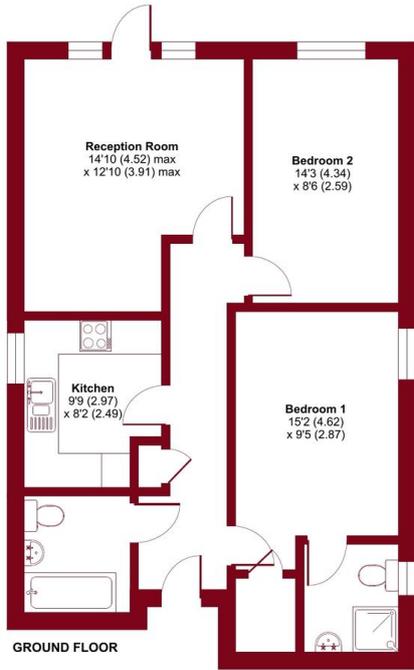


Flat 4, Windermere Court, 45 Denmark Road, Carshalton, SM5 2HP | **Guide Price £325,000 Leasehold**

Welcome to this superb apartment located in Windermere Court. This ground floor property boasts two bedrooms, two bathrooms, one of which is en-suite and is thoughtfully designed for modern living. The kitchen blends style with functionality, complemented by a spacious reception room with French doors opening onto your own cosy patio area. Embrace the ease of privately allocated parking and relish the lush communal grounds. With a lease of 102 years, this exceptional property promises a comfortable secure lifestyle for discerning homeowners.

**Denmark Road, Carshalton, SM5**

Approximate Area = 723 sq ft / 67.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrbecom 2023. Produced for Paul Graham. REF: 1003391.



**ENTRANCE HALL**

**RECEPTION ROOM** 14' 10" x 12' 10" (4.52m x 3.91m)

**KITCHEN** 9' 9" x 8' 2" (2.97m x 2.49m)

**BEDROOM 1** 15' 2" x 9' 5" (4.62m x 2.87m)

**BEDROOM 2** 14' 3" x 8' 6" (4.34m x 2.59m)

**BATHROOM**

**ENSUITE**

**PATIO AREA**

**ALLOCATED PARKING**

**102 YEARS LEASE**

**BIKE STORAGE**

**COMMUNAL GARDENS**



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

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