



 PAUL GRAHAM



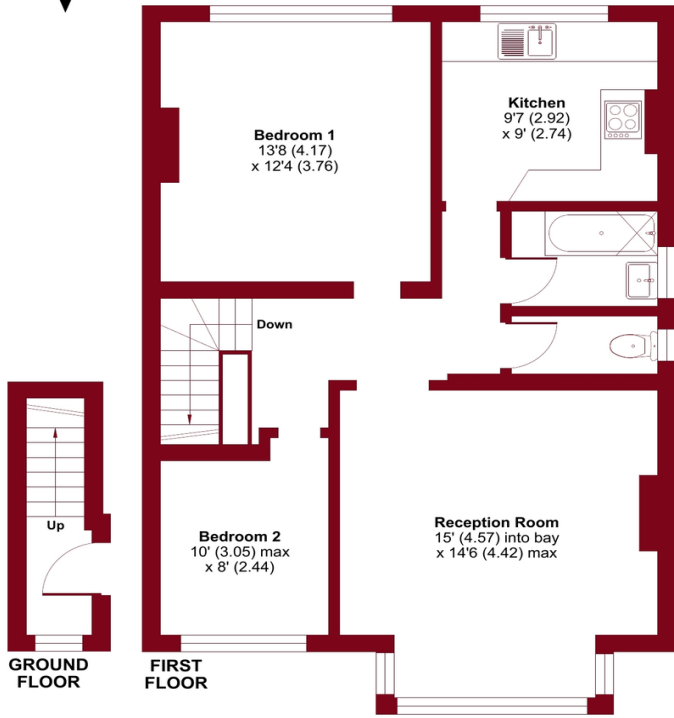
169a Carshalton Park Road, Carshalton, SM5 3SF | Guide Price £295,000 Leasehold

Welcome to this charming 1st floor 2 bedroom flat, perfectly situated on Carshalton Park Road, moments from Carshalton Beeches train station. With just under 800 square feet of living space, this delightful flat offers an ideal home for singles, couples, or a small family. The property boasts a warm and inviting living room, a well-appointed separate kitchen, two comfortable bedrooms, a bathroom, and a separate WC. Additionally, the loft space provides further potential for customization or storage. With an impressive 160-year lease remaining, this property offers long-term security and peace of mind.



Carshalton Park Road, Carshalton, SM5

Approximate Area = 779 sq ft / 72.3 sq m
For identification only - Not to scale



ENTRANCE HALL

LANDING

RECEPTION ROOM 15' 0" x 14' 6" (4.57m x 4.42m)

KITCHEN 9' 7" x 9' 0" (2.92m x 2.74m)

BEDROOM 1 13' 8" x 12' 4" (4.17m x 3.76m)

BEDROOM 2 10' 0" x 8' 0" (3.05m x 2.44m)

BATHROOM

WC

LOFT



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2023. Produced for Paul Graham. REF: 1013342



160 YEAR LEASE



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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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