



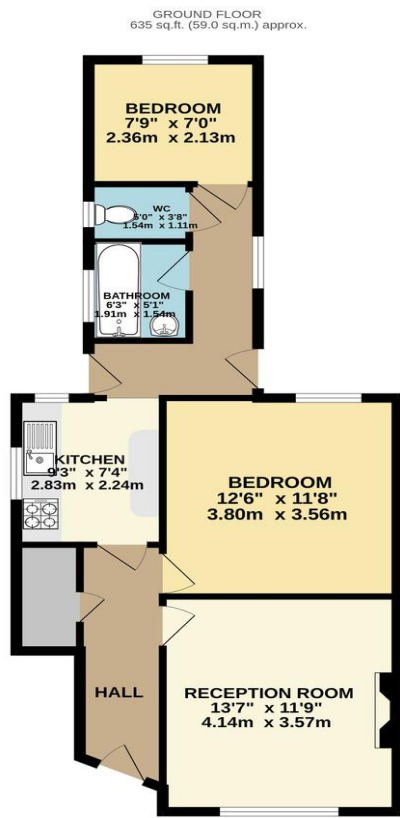
 PAUL GRAHAM

PAUL GRAHAM
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FOR SALE



80 Green Wrythe Lane, Carshalton, SM5 2DP | Guide Price £305,000 Leasehold

Nestled in a sought-after location in Carshalton, this charming two-bedroom ground-floor maisonette offers the perfect blend of modern comfort and eco-friendly living. EPC rating B. Boasting solar panels in the garden and a spacious private garden, this property is a true gem for those seeking a sustainable lifestyle. The property has 166 years remaining on the lease, no service charge and £100 annual ground rent. Solar panels(3.5 KW) and battery storage (5 kWh) are installed. Offered to the market with no onward chain.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL

RECEPTION ROOM 13' 7" x 11' 9" (4.14m x 3.58m)

KITCHEN 9' 3" x 7' 4" (2.82m x 2.24m)

BEDROOM 1 12' 6" x 11' 8" (3.81m x 3.56m)

BEDROOM 2 7' 9" x 7' 0" (2.36m x 2.13m)

HALLWAY

BATHROOM

WC

GARDEN

LEASE 166 YEARS REMAINING

NO ONWARD CHAIN

SOLAR PANELS(3.5 KW) & BATTERY STORAGE (5 kWh)



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 errors should be allowed.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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