

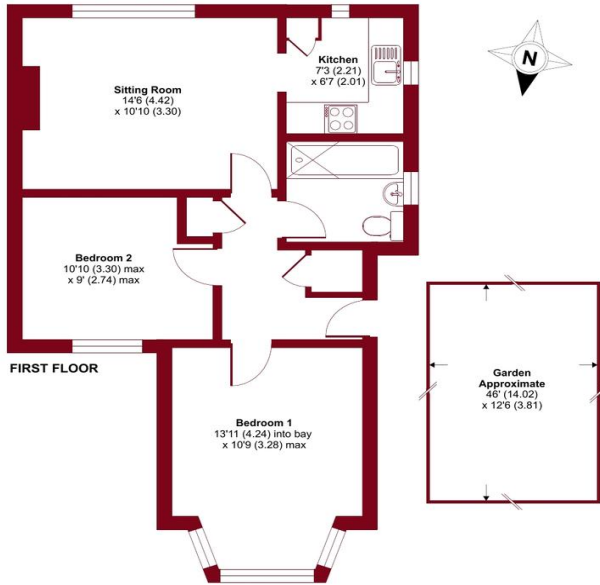


86 Denmark Road, Carshalton, Sutton, SM5 2JW | **Guide Price £325,000 Leasehold**

A spacious and well presented two bedroom first floor maisonette located close to Carshalton station, High Street and fantastic open spaces. Features include a good-sized garden with rear access, garage, modern bathroom, gas central heating, double glazing, good size bedrooms and private loft storage.

Denmark Road, Carshalton, SM5

Approximate Area = 569 sq ft / 52.8 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 14' 6" x 10' 10" (4.42m x 3.3m)

KITCHEN 7' 3" x 6' 7" (2.21m x 2.01m)

BEDROOM 1 13' 11" x 10' 9" (4.24m x 3.28m)

BEDROOM 2 10' 10" x 9' 0" (3.3m x 2.74m)

BATHROOM

GARDEN 46' 0" x 12' 6" (14.02m x 3.81m)

GARAGE

LOFT SPACE

AMPLE STORAGE

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2023. Produced for Paul Graham. REF: 1037768
PAUL GRAHAM



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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