



PAUL GRAHAM



124 Wrythe Lane, Carshalton, SM5 2SB | **Guide Price £270,000 Leasehold**

A deceptively spacious 3 bedroom split level Maisonette (2nd & 3rd floor). Property features include intercom system, double glazing, gas central heating, sperate W/C, loft storage and garage. Conveniently located for shops, bus routes and schools.

GROUND FLOOR
433 sq ft. (40.3 sq.m.) approx.



1ST FLOOR
574 sq ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq ft. (93.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various fixtures and fittings shown have not been tested and no guarantee is given for their condition or remaining useful life.
Made with Metaphor 12/02

A deceptively spacious 3 bedroom split level Maisonette (2nd & 3rd floor). Property features include intercom system, double glazing, gas central heating, sperate W/C, loft storage and garage. Conveniently located for shops, bus routes and schools.

ENTRANCE HALL

LIVING ROOM 15' 4" x 10' 9" (4.67m x 3.28m)

KITCHEN 12' 6" x 12' 5" (3.81m x 3.78m)

BALCONY

LANDING

BEDROOM 1 15' 8" x 11' 2" (4.78m x 3.4m)

BEDROOM 2 12' 9" x 10' 8" (3.89m x 3.25m)

BEDROOM 3 11' 6" x 9' 1" (3.51m x 2.77m)

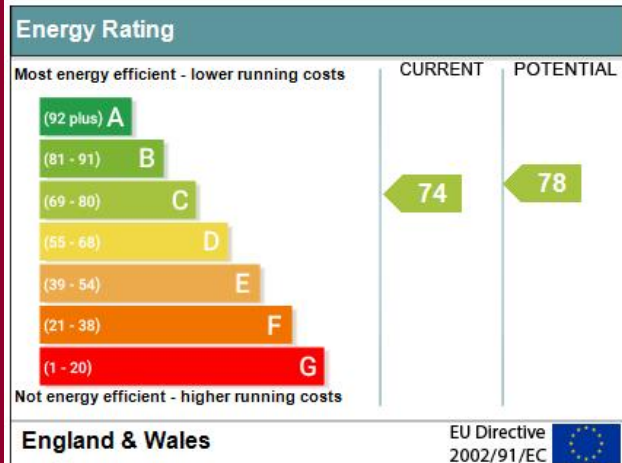
BATHROOM 6' 10" x 5' 3" (2.08m x 1.6m)

GARAGE



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.

Address: 124 Wrythe Lane, CARSHALTON, SM5 2SB
RRN: 0320-2961-8120-2692-1345



CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk