



PAUL GRAHAM



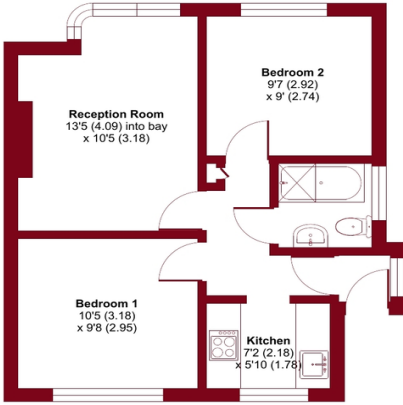
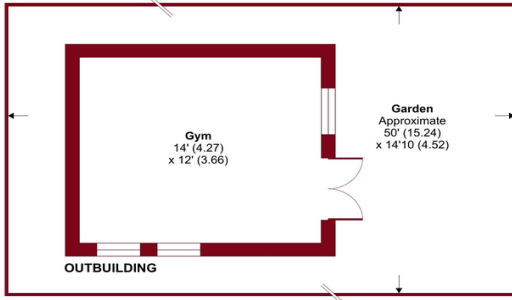
149a Green Wrythe Lane, Carshalton, SM5 2ST | Guide Price £325,000 Leasehold

This stunning and contemporary two bedroom first-floor maisonette is immaculately finished throughout and is offered to the market with no onward chain. As you step inside, you'll be greeted by an interior that exudes modern elegance. The open and bright living spaces are adorned with fresh, stylish decor. The standout feature of this home is undoubtedly the newly renovated modern kitchen that features sleek cabinetry, high-end appliances, and plenty of counter space. Also, the modern, elegant bathroom is a noteworthy feature. The property further boasts two spacious double bedrooms and a private garden, which also houses a spacious log cabin currently utilized as a gym.



Green Wrythe Lane, Carshalton, SM5

Approximate Area = 472 sq ft / 43.8 sq m
Outbuilding = 168 sq ft / 15.6 sq m
Total = 640 sq ft / 59.4 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhccom 2023. Produced for Paul Graham. REF: 1052094



ENTRANCE HALL

RECEPTION ROOM 13' 5" x 10' 5" (4.09m x 3.18m)

KITCHEN 7' 2" x 5' 10" (2.18m x 1.78m)

BEDROOM 1 10' 5" x 9' 8" (3.18m x 2.95m)

BEDROOM 2 9' 7" x 9' 0" (2.92m x 2.74m)

BATHROOM

LOFT SPACE

GARDEN 50' 0" x 14' 10" (15.24m x 4.52m)

LOG CABIN / GYM 14' 0" x 12' 0" (4.27m x 3.66m)



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	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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