

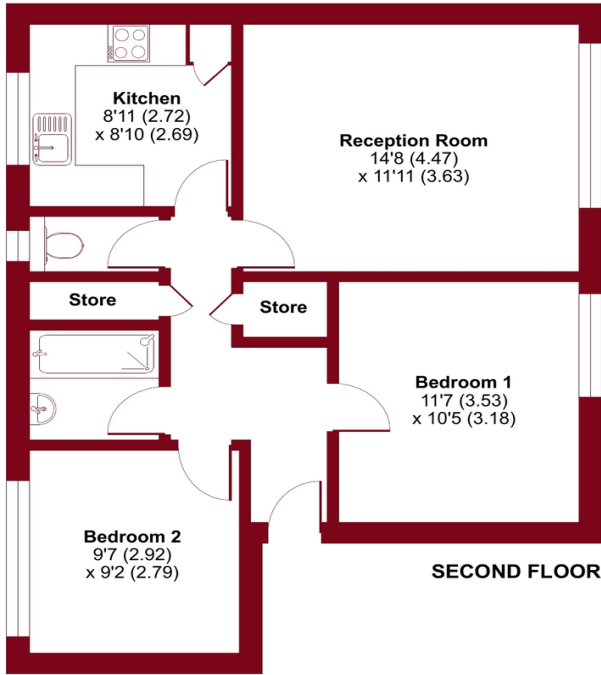


49 Devana End, Carshalton, SM5 2NL | **Guide Price £300,000 Leasehold**

Situated within the highly sought-after Devana End development, this top-floor apartment epitomizes contemporary living. The property comprises two generously sized double bedrooms, a spacious living room, complemented by a separate modern fitted kitchen, a well-appointed bathroom and a WC completes the interior. Adding to its allure, the property comes with a private garage and boasts an impressive unexpired lease of 956 years, guaranteeing long-term peace of mind

Devana End, Carshalton, SM5

Approximate Area = 638 sq ft / 59.3 sq m
For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 14' 8" x 11' 11" (4.47m x 3.63m)

KITCHEN 8' 11" x 8' 10" (2.72m x 2.69m)

BEDROOM 1 11' 7" x 10' 5" (3.53m x 3.18m)

BEDROOM 2 9' 7" x 9' 2" (2.92m x 2.79m)

BATHROOM

WC

PRIVATE GARAGE EN-BLOC

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023.
Produced for Paul Graham. REF: 1060328
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		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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