



PAUL GRAHAM

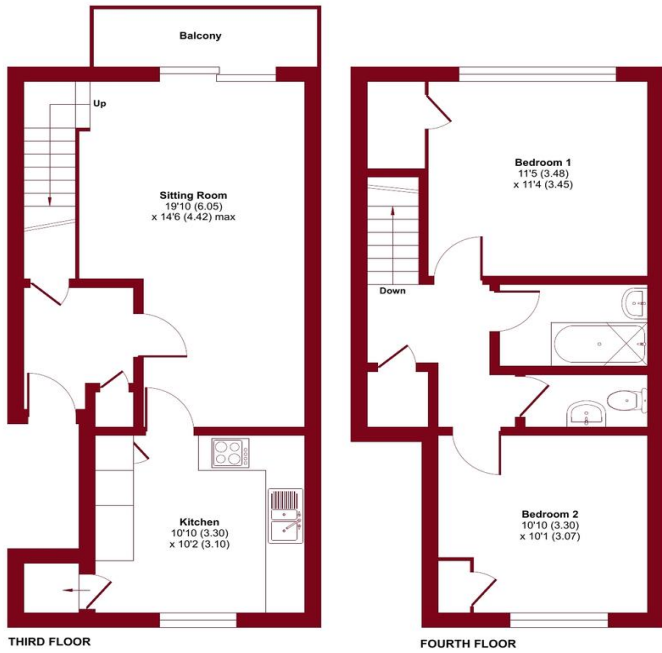


18 Beacon Grove, Carshalton, SM5 3BA | **Guide Price £325,000 - £335,000**

A bright and spacious two bedroom split level apartment with a private balcony and a garage. It is located in the heart of Carshalton Village, just off the High Street, on the doorstep of Grove Park and a short walk from multiple bus routes, and mainline stations into London and beyond. The property has a separate modern fitted kitchen and a well appointed W/C and bathroom. The property has a long unexpired lease of 948 years and is positioned over the 2nd & 3rd floors.

Beacon Grove, Carshalton, SM5

Approximate Area = 813 sq ft / 75.5 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 19' 10" x 14' 6" (6.05m x 4.42m)

KITCHEN 10' 10" x 10' 2" (3.3m x 3.1m)

BALCONY

LANDING

BEDROOM 1 11' 5" x 11' 4" (3.48m x 3.45m)

BEDROOM 2 10' 10" x 10' 1" (3.3m x 3.07m)

BATHROOM

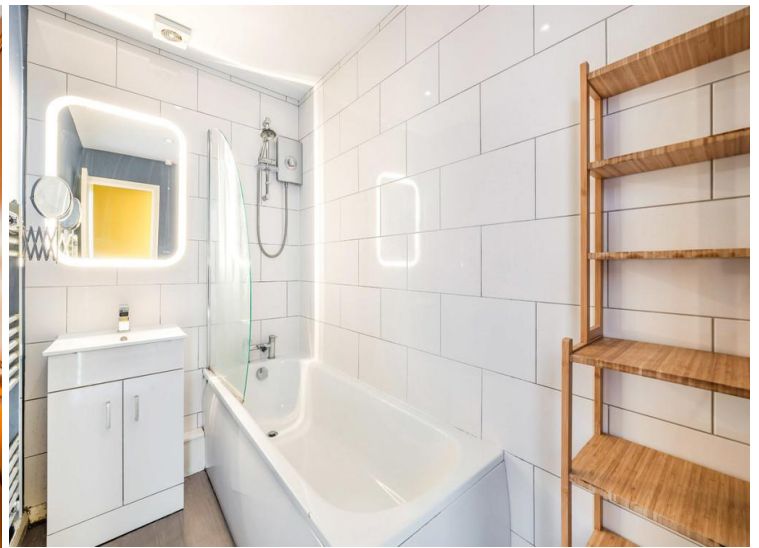
WC

GARAGE

940 YEAR LEASE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nxlhccom 2023. Produced for Paul Graham. REF: 1007477



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		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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