



PAUL GRAHAM

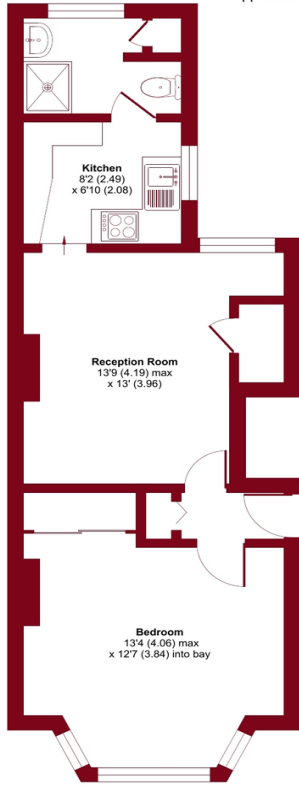


25a Green Wrythe Lane, Carshalton, SM5 2DS | **Guide Price £240,000 Leasehold**

A charming 1 bedroom ground floor conversion flat, just a short walk from Carshalton Main Line station. The property boasts a spacious bedroom and a cozy lounge, a modern kitchen and bathroom, as well as private allocated parking and a spacious communal garden. This property offers character and convenience. With its prime location and designated parking, commuting is a breeze and is an absolute must-see.

**Green Wrythe Lane, Carshalton, SM5**

Approximate Area = 476 sq ft / 44.2 sq m  
For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nxlhocom 2024. Produced for Paul Graham. REF: 1000393



**ENTRANCE HALL**

**BEDROOM 1** 13' 4" x 12' 7" (4.06m x 3.84m)

**RECEPTION ROOM** 13' 9" x 13' 0" (4.19m x 3.96m)

**KITCHEN** 8' 2" x 6' 10" (2.49m x 2.08m)

**BATHROOM**

**COMMUNAL GARDEN**

**ALLOCATED PARKING**



**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	66 D	
39-54	E		
21-38	F		
1-20	G		

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