



Flat 2, 6 Jay Mews, Carshalton, SM5 2FR | **£290,000 Leasehold**

Introducing a charming one bedroom garden flat nestled within a new development still under guarantee, offering a perfect blend of modern comfort and tranquillity. This ground floor apartment boasts a generously sized bedroom, complemented by a contemporary kitchen and bathroom, ensuring both style and functionality. Step outside to discover your private garden, ideal for relaxation. Convenience is key with the inclusion of a utility room and an allocated parking space. With a long lease and low service charge, this property presents an attractive opportunity for both homeowners and investors alike.

Jay Mews, Carshalton, SM5

Approximate Area = 554 sq ft / 51.5 sq m
For identification only - Not to scale

GROUND FLOOR APARTMENT

KITCHEN/RECEPTION ROOM 21' 11" x 12' 0"
(6.68m x 3.66m)

UTILITY ROOM

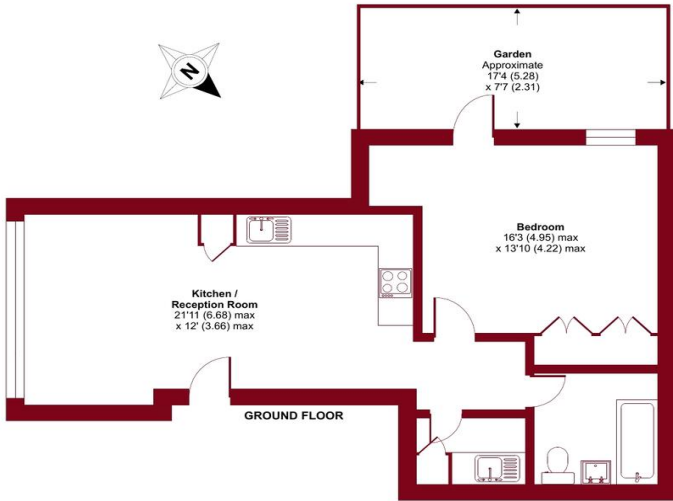
BATHROOM

BEDROOM 16' 3" x 13' 10" (4.95m x 4.22m)

GARDEN 17' 4" x 7' 7" (5.28m x 2.31m)

ALLOCATED PARKING SPACE

120 YEAR LEASE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Paul Graham. REF: 1081802



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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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