

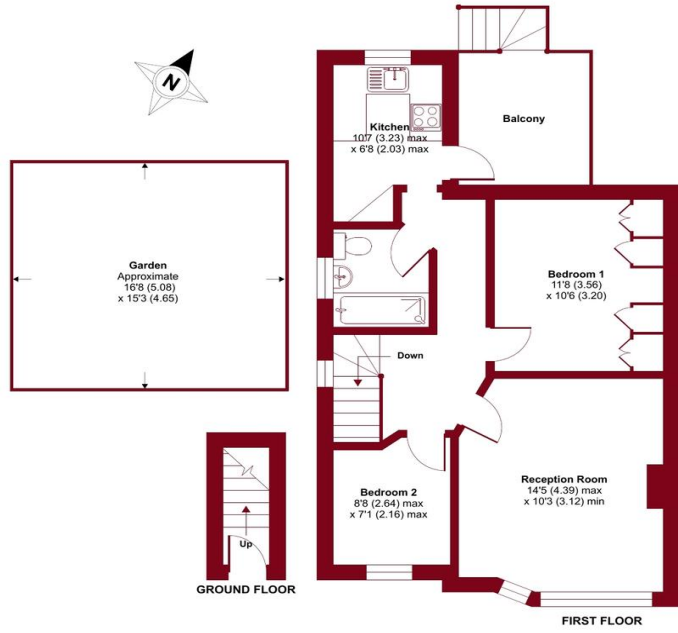


53 Lavender Road, Carshalton, SM5 3EF | Guide Price £300,000 Leasehold

Welcome to this charming 2 bedroom 1st-floor maisonette, offering a delightful blend of comfort and convenience. Boasting a private roof terrace/balcony, as well as a tranquil private garden, this home provides the perfect balance of indoor and outdoor living. With a long lease of 117 years remaining and no service charge, peace of mind comes standard. The property presents an exciting opportunity with its potential for a loft extension (similar to neighbouring properties & subject to planning permission), allowing for further customization to suit your needs. Situated within walking distance of both Carshalton Village and Carshalton Station, as well as Wallington High Street & Station, this home ensures easy access to an array of amenities, including shops, restaurants, and transport links. Impeccably maintained and in good condition throughout, this maisonette is ready to welcome you home.

Lavender Road, Carshalton, SM5

Approximate Area = 603 sq ft / 56 sq m
For identification only - Not to scale



ENTRANCE HALL

LANDING

RECEPTION ROOM 14' 5" x 10' 3" (4.39m x 3.12m)

KITCHEN 10' 7" x 6' 8" (3.23m x 2.03m)

BEDROOM 1 11' 8" x 10' 6" (3.56m x 3.2m)

BEDROOM 2 8' 8" x 7' 1" (2.64m x 2.16m)

BATHROOM

BALCONY/TERRACE

GARDEN

LOFT

LEASE 117 YEARS



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchccom 2024. Produced for Paul Graham. REF: 1003044



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 | | 73 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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