



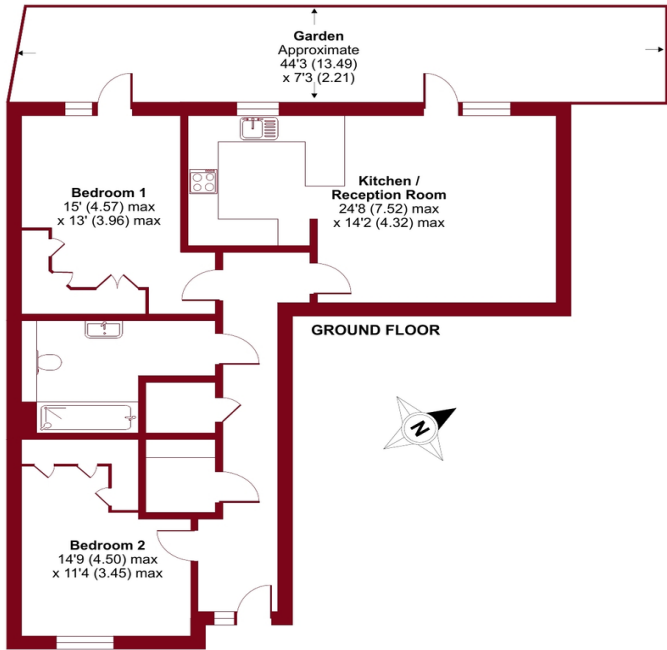
## 82 Ferndale Crescent, Carshalton, SM5 2FN | **Guide Price £365,000 Leasehold**

A spacious and well presented 2 bedroom ground floor apartment with garden ideally located in a sought-after residential location. This property offers well planned ground floor accommodation including a spacious hallway, wide doorways plus a step-free design - perfect for accessibility and young families. Access to pretty communal spaces, the Wandle River trail, local bus routes, shops, Hackbridge and Carshalton mainline stations.



**Ferndale Crescent, Carshalton, SM5**

Approximate Area = 928 sq ft / 86.2 sq m  
For identification only - Not to scale



**ENTRANCE HALL**

**OPEN PLAN KITCHEN/LIVING SPACE 24' 8" x 14' 2" (7.52m x 4.32m)**

**BEDROOM 1 15' x 13' (4.57m x 3.96m)**

**BEDROOM 2 14' 9" x 11' 4" (4.5m x 3.45m)**

**BATHROOM**

**PRIVATE GARDEN 44' 3" x 7' 3" (13.49m x 2.21m) Approx**

**REMAINING LEASE 119 YEARS**

**RESIDENTS PARKING**

Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixhome 2024. Produced for Paul Graham. REF: 1060384  
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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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