



PAUL GRAHAM



## 7 Alexandra Gardens , Stanley Road, Carshalton, SM5 4LJ | **Guide Price £325,000**

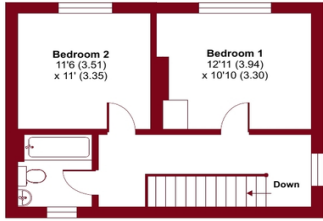
A stunning split-level ground-floor maisonette located on Stanley Road in the heart of Carshalton on the Hill. Boasting a spacious layout, this charming property features two double bedrooms, a separate kitchen, and a spacious living room flooded with natural light. Step outside to discover your private garden perfect for outdoor entertaining or peaceful relaxation. Convenience meets functionality with outside storage facilities, while resident's parking ensures hassle-free access. With a long lease of 172 years remaining providing stability and security, and a sought-after location close to local amenities, schools, and transport links, this maisonette offers the ideal blend of suburban tranquillity and urban convenience



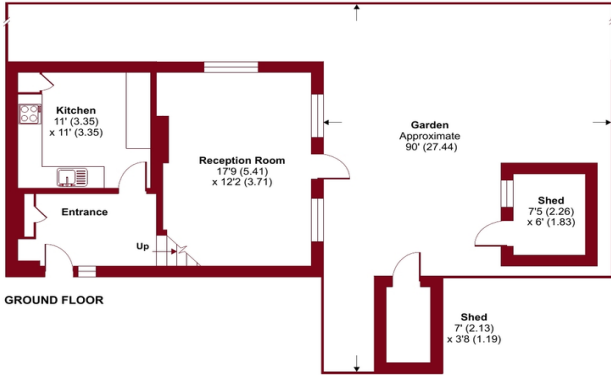
**Alexandra Gardens, Stanley Road, Carshalton, SM5**



Approximate Area = 866 sq ft / 80.5 sq m  
 Shed = 45 sq ft / 4.2 sq m  
 Storage = 25 sq ft / 2.3 sq m  
 Total = 936 sq ft / 86.9 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Paul Graham. REF: 1000698

**ENTRANCE HALL**

**KITCHEN 11' 0" x 11' 0" (3.35m x 3.35m)**

**RECEPTION ROOM 17' 9" x 12' 2" (5.41m x 3.71m)**

**GARDEN 90' 0" (27.43m)**

**SHED 7' 5" x 6' 0" (2.26m x 1.83m)**

**SHED 7' 0" x 3' 8" (2.13m x 1.12m)**

**LANDING**

**BEDROOM 1 12' 11" x 10' 10" (3.94m x 3.3m)**

**BEDROOM 2 11' 6" x 11' 0" (3.51m x 3.35m)**

**BATHROOM**

**LONG LEASE: 172 YEARS REMAINING**



**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	69 C	73 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  
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 Wallington  
 Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk