



104 Culvers Retreat, Carshalton, SM5 2BE | **Guide Price £260,000 Leasehold**

Introducing a stunning 2 bedroom 1st-floor maisonette with breathtaking views overlooking the river Wandle. This charming property offers everything a buyer could want. Enjoy spacious living areas flooded with natural light, complemented by a well-appointed kitchen and two generous bedrooms. With the river as your backdrop, experience the soothing sounds of nature right from your home. Conveniently located near amenities and transportation, this riverside retreat offers both peace and convenience. Don't miss out on this opportunity to experience riverside living at its finest.

Culvers Retreat, Carshalton, SM5

Approximate Area = 622 sq ft / 57.7 sq m
For identification only - Not to scale

ENTRANCE HALL

LANDING

RECEPTION ROOM 16' 9" x 10' 8" (5.11m x 3.25m)

KITCHEN 10' 1" x 6' 4" (3.07m x 1.93m)

BEDROOM 1 14' 5" x 9' 1" (4.39m x 2.77m)

BEDROOM 2 11' 1" x 8' 1" (3.38m x 2.46m)

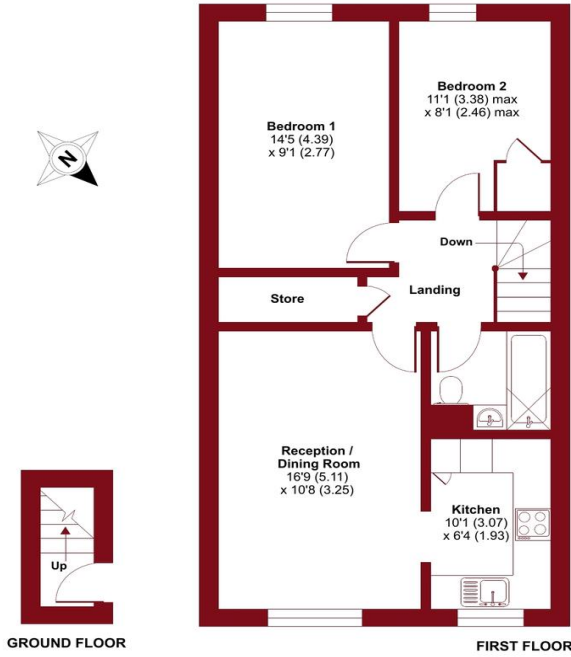
BATHROOM

STORE

OUTSIDE STORE CUPBOARD

COMMUNAL GARDEN

LEASE 82 YEARS



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Paul Graham. REF: 1108475



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