

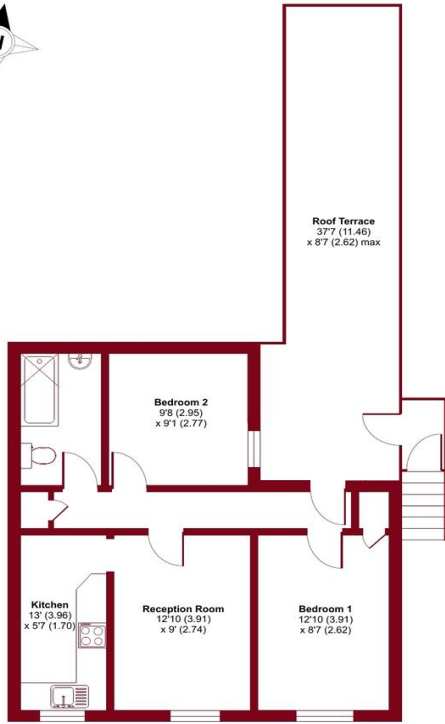


**Flat 2, 18-20 High Street, Carshalton, SM5 3AG | Guide Price £300,000 Leasehold**

Situated in the heart of Carshalton Village, this two bedroom apartment benefits from gas central heating, allocated parking, and a private decked terrace. The property is a short walk from Carshalton High Street, Westcroft Leisure Centre and Carshalton Mainline Station.

## High Street, SM5

Approximate Area = 541 sq ft / 50.3 sq m  
For identification only - Not to scale



**RECEPTION ROOM 37' 7" x 8' 7" (11.46m x 2.62m)**

**INNER HALL**

**DINING ROOM 12' 10" x 9' (3.91m x 2.74m)**

**KITCHEN 13' x 5' 7" (3.96m x 1.7m)**

**BEDROOM 1 12' 10" x 8' 7" (3.91m x 2.62m)**

**BEDROOM 2 9' 8" x 9' 1" (2.95m x 2.77m)**

**BATHROOM**

**LOFT SPACE**

**DECKED TERRACE AREA**

**ALLOCATED PARKING SPACE**

**103 YEAR LEASE**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchccom 2024. Produced for Paul Graham. REF: 1120521



**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		
55-68	D	55 D	60 D
39-54	E		
21-38	F		
1-20	G		

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