

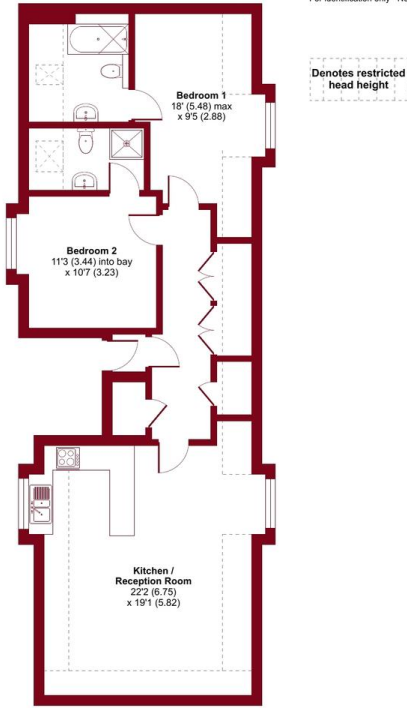


66A Beechwood Court, West Street Lane, Carshalton, SM5 2QA | **Guide Price £325,000 Leasehold**

A well presented, bright and spacious 2 bedroom, 2 bathroom top floor apartment set within a highly sought after private gated development located in the heart of Carshalton Village. The property offers spacious open plan accommodation and features include a modern kitchen with integrated appliances, an en-suite bathroom to the bedroom one and an additional bathroom. Grove Park, Carshalton High Street as well as Carshalton mainline station and bus routes are all within walking distance.

**West Street Lane, Carshalton, SM5**

Approximate Area = 705 sq ft / 65.4 sq m  
 Limited Use Area(s) = 217 sq ft / 20.1 sq m  
 Total = 922 sq ft / 85.5 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Paul Graham. REF: 1120504



**ENTRANCE HALL**

**KITCHEN/RECEPTION ROOM 22' 2" x 19' 1"**  
 (6.76m x 5.82m)

**BEDROOM 1 18' x 9' 5"** (5.49m x 2.87m)

**EN SUITE BATHROOM**

**BEDROOM 2 11' 3" x 10' 7"** (3.43m x 3.23m)

**FAMILY BATHROOM**

**COMMUNAL GARDENS**

**LIMITED GATED PARKING ON A FIRST COME, FIRST SERVED BASIS PLUS ADDITIONAL ROAD PERMIT PARKING**



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		
39-54	E	53 E	53 E
21-38	F		
1-20	G		

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