



PAUL GRAHAM

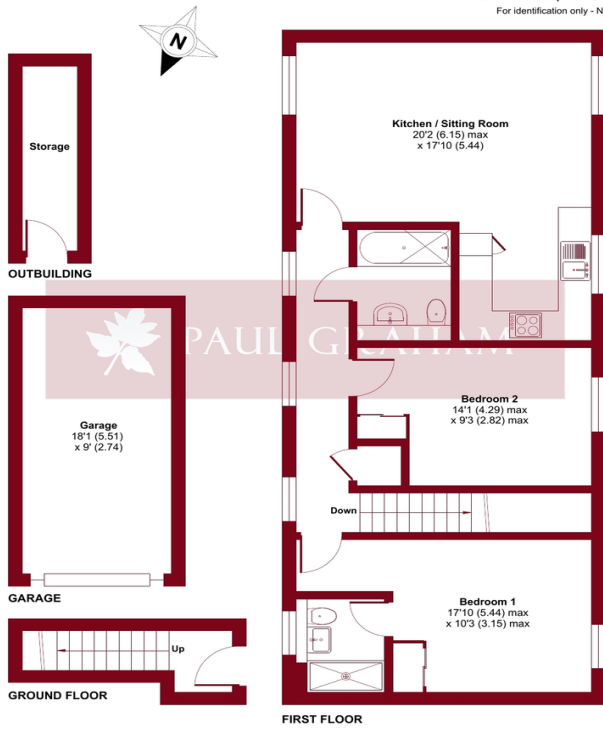


8 Diamond Jubilee Way, Carshalton, SM5 4AS | **Guide Price £380,000 Leasehold**

A beautifully presented 2 bedroom 'Coach House' apartment located in the popular Mayfield Park Development . The apartment is located on the first floor with its own entrance and benefits from no one living above or below the apartment. The property also offers a garage and a front garden whilst, close to reputable schools, open spaces, bus routes and mainline stations. Viewings are highly recommended.

Diamond Jubilee Way, Carshalton, SM5

Approximate Area = 824 sq ft / 76.5 sq m
 Garage = 162 sq ft / 15 sq m
 Outbuilding = 42 sq ft / 3.9 sq m
 Total = 1028 sq ft / 95.4 sq m
 For identification only - Not to scale



ENTRANCE HALL

OPEN PLAN KITCHEN/SITTING ROOM 20' 2" x 17' 10" (6.15m x 5.44m) Max

BEDROOM 1 17' 10" x 10' 3" (5.44m x 3.12m) Max

EN SUITE SHOWER ROOM

BEDROOM 2 14' 1" x 9' 3" (4.29m x 2.82m) Max

BATHROOM

GARAGE & PARKING

STORAGE SHED

113 YEARS REMAINING ON LEASE

FRONT GARDEN

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richbecom 2024.
 Produced for Paul Graham. REF: 1141593



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. Referen ces 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 regul ations or rights of way. Prospective pu rchasers 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	101 A	101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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