



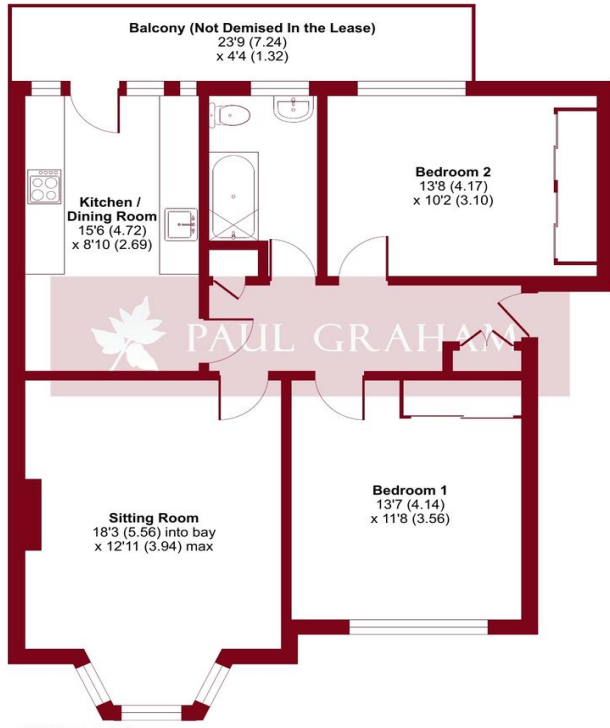
63 Beechwood Court, Carshalton, SM5 2QA | Guide Price £335,000 Leasehold

Welcome to this stunning and beautifully decorated two-bedroom, first-floor apartment situated in the highly sought-after Beechwood Court, a private development in the heart of Carshalton Village. This charming flat is set within an attractive period development that is immaculately maintained, offering an inviting and serene living environment. The apartment boasts excellent condition throughout, featuring tasteful decor and elegant parquet flooring. The bright and spacious living room provides a welcoming atmosphere, perfect for relaxation and entertainment. The modern, fully fitted eat-in kitchen and the stylish bathroom add to the contemporary charm of this delightful home. A stand out feature of this flat is that both bedrooms are well-sized doubles compared to others within the development.



West Street Lane, Carshalton, SM5

Approximate Area = 820 sq ft / 76.1 sq m
For identification only - Not to scale



FIRST FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Paul Graham. REF: 1151065

PRIVATE GATED DEVELOPMENT

ENTRANCE HALL

SITTING ROOM 18' 3" x 12' 11" (5.56m x 3.94m)

KITCHEN/DINER 15' 6" x 8' 10" (4.72m x 2.69m)

BEDROOM 1 13' 7" x 11' 8" (4.14m x 3.56m)

BEDROOM 2 13' 8" x 10' 2" (4.17m x 3.1m)

BATHROOM

UN-DEMISED BALCONY Not included in the lease

RESIDENTS PARKING First come, First serve



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		82 B
69-80	C	76 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