



PAUL GRAHAM



Flat 1, 5 Park Hill, Carshalton, SM5 3RS | **Guide Price £220,000 Leasehold**

This superb one-bedroom ground-floor flat is a fantastic opportunity for first-time buyers or investors. The property is presented in good condition throughout, featuring a bright and spacious double bedroom, a separate kitchen, and a welcoming living area. Offered with no onward chain, this flat promises a hassle-free move-in experience.

Park Hill, Carshalton, SM5

Approximate Area = 482 sq ft / 44.8 sq m
For identification only - Not to scale



GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM 15' 8" x 10' 11"
(4.78m x 3.33m)

KITCHEN 10' 0" x 6' 10" (3.05m x 2.08m)

BEDROOM 1 13' 11" x 9' 5" (4.24m x 2.87m)

BATHROOM

NEW LEASE: 125 YEARS REMAINING

NO ONWARD CHAIN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncbhcom 2024. Produced for Paul Graham. REF: 1229349



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 | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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