

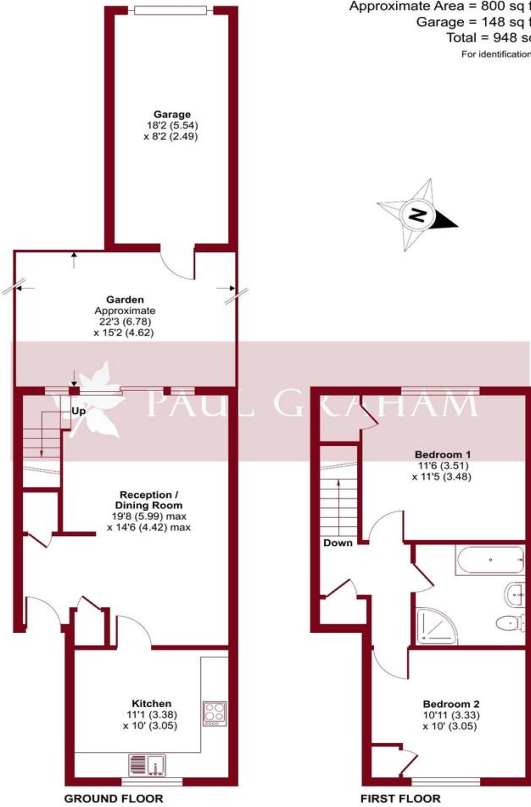


19 Beacon Grove, Carshalton, SM5 3BA | Guide Price £350,000 Leasehold

Guide Price £350,000 - £365,000. This charming two-bedroom split-level apartment offers spacious living in the heart of Carshalton Village. Featuring two generously sized double bedrooms, the home is perfect for couples or small families. The property boasts a private garden with direct access to a garage, providing both convenience and additional storage. With its split-level design, the apartment offers a unique layout and ample space throughout, making it an attractive option for those seeking comfort and practicality.

Beacon Grove, Carshalton, SM5

Approximate Area = 800 sq ft / 74.3 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 948 sq ft / 88 sq m
 For identification only - Not to scale



RECEPTION/DINING ROOM 19' 8" x 14' 6"
 (5.99m x 4.42m)

KITCHEN 11' 1" x 10' 0" (3.38m x 3.05m)

GARDEN 22' 3" x 15' 2" (6.78m x 4.62m)

GARAGE 18' 2" x 8' 2" (5.54m x 2.49m)

LANDING

BEDROOM 1 11' 6" x 11' 5" (3.51m x 3.48m)

BEDROOM 2 10' 11" x 10' 0" (3.33m x 3.05m)

BATHROOM

LONG LEASE: 948 YEARS REMAINING

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for Paul Graham. REF: 1197928



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		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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