



PAUL GRAHAM

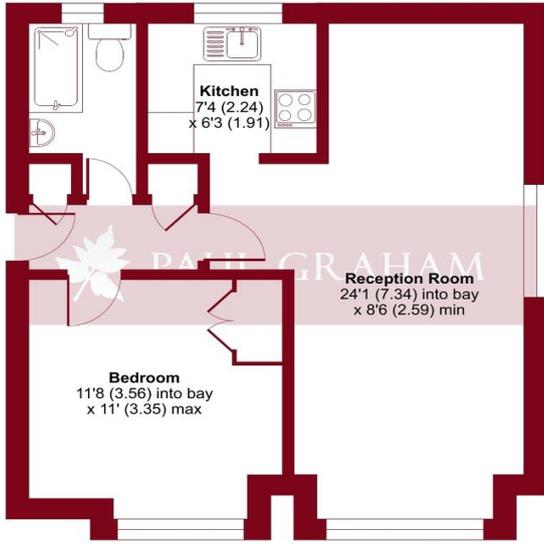


**12 Sycamore Close, Carshalton, SM5 2PS | Guide Price £300,000 Share of Freehold**

Nestled within a charming private gated development, this spacious and beautifully presented top-floor one-bedroom apartment offers an ideal blend of comfort and convenience. Boasting a bright and airy interior, the property features a generous double bedroom, a well-proportioned living space, and a stylish kitchen. Additional benefits include a private garage and access to non-allocated parking, providing practicality alongside its characterful appeal.

**Sycamore Close, Carshalton, SM5**

Approximate Area = 506 sq ft / 47 sq m  
For identification only - Not to scale



THIRD FLOOR

**ENTRANCE HALL**

**RECEPTION ROOM 24' 1" x 8' 6" (7.34m x 2.59m)**

**KITCHEN 7' 4" x 6' 3" (2.24m x 1.91m)**

**BEDROOM 11' 8" x 11' 0" (3.56m x 3.35m)**

**BATHROOM**

**CUPBOARD**

**GARAGE**

**PERMIT PARKING, 1ST COME 1ST SERVE**

**GATED DEVELOPMENT**

**TOP FLOOR APARTMENT**

**LOCATED IN THE HEART OF CARSHALTON VILLAGE**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncb.com 2025. Produced for Paul Graham. REF: 1237215



**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		57 D
39-54	E	51 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