



PAUL GRAHAM



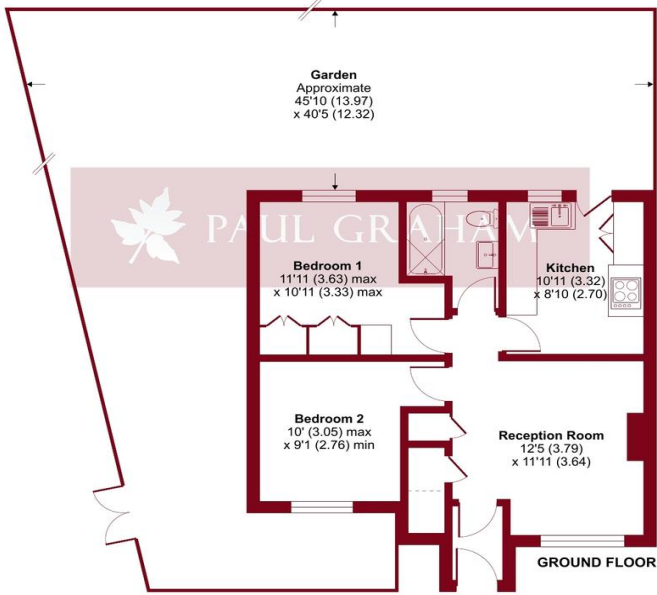
## 27 Beynon Road, Carshalton, SM5 3RW | **£340,000 Share of Freehold**

This charming two-bedroom ground floor maisonette offers a wonderful opportunity for first-time buyers, downsizers, or investors alike. Set within a quiet residential road, the home boasts a spacious reception room, two well-proportioned bedrooms, and a separate kitchen. The layout is well-balanced, providing comfortable living space throughout. One of the standout features is the generous private wrap-around garden, ideal for outdoor entertaining or simply relaxing in the sun. There's also exciting potential to create off-street parking (STPP), adding even more convenience. The property further benefits from a share of freehold and a long 169-year lease.



## Beynon Road, Carshalton, SM5

Approximate Area = 576 sq ft / 53.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2025. Produced for Paul Graham. REF: 1264677

## PORCH

**RECEPTION ROOM** 12' 5" x 11' 11" (3.78m x 3.63m)

**KITCHEN** 10' 11" x 8' 10" (3.33m x 2.69m)

**BEDROOM 1** 11' 11" x 10' 11" (3.63m x 3.33m)

**BEDROOM 2** 10' 0" x 9' 1" (3.05m x 2.77m)

## BATHROOM

**GARDEN** 45' 10" x 40' 5" (13.97m x 12.32m)

## SHARE OF FREEHOLD

## LONG LEASE 169 YEARS



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		70 C
55-68	D	60 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