



10 Stanhope Road, Carshalton, SM5 4LH | **Guide Price £325,000 Leasehold**

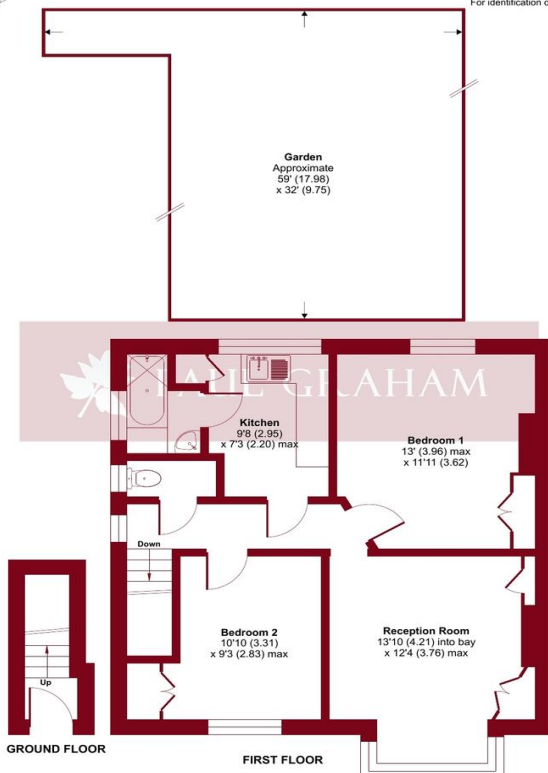
A well-presented two-bedroom first-floor maisonette offering approximately 643 sq ft of accommodation, featuring a private rear garden, loft space, modern fitted kitchen, and the benefit of a long 114-year lease, ideally located on a quiet residential road within walking distance of transport links and well-regarded local schools in Carshalton.



Stanhope Road, Carshalton, SM

Approximate Area = 643 sq ft / 59.7 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). Produced for Paul Graham. REF: 1389015. © nidecom 2025.

ENTRANCE HALL

LANDING

RECEPTION ROOM 13' 10" x 12' 4" (4.22m x 3.76m)

KITCHEN 9' 8" x 7' 3" (2.95m x 2.21m)

BEDROOM 1 13' 0" x 11' 11" (3.96m x 3.63m)

BEDROOM 2 10' 10" x 9' 3" (3.3m x 2.82m)

WC

BATHROOM

GARDEN 59' 0" x 32' (17.98m x 9.75m)

LOFT SPACE

LEASE 114 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	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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