



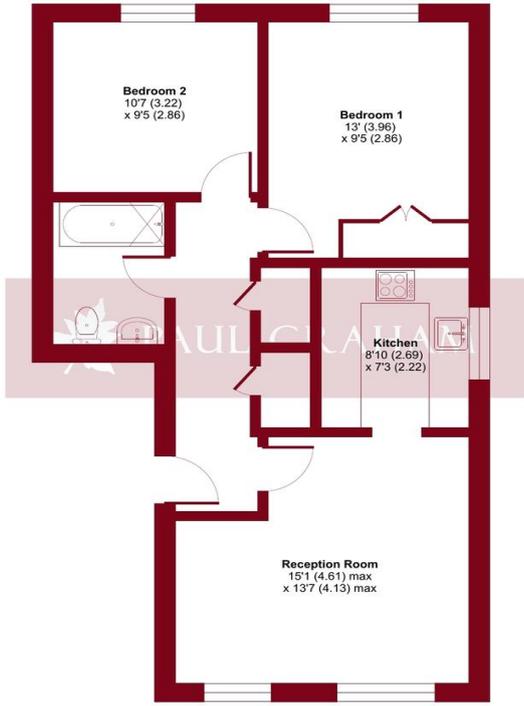
Flat 6, Leeds Court , 21-25 Denmark Road, Carshalton, SM5 2JA | **Guide Price £280,000**

A bright and well-presented two double bedroom apartment with allocated parking, ideally located within walking distance of Carshalton Village and the mainline station. Offering generous room sizes, double glazing, security entryphone access and a good lease, this property is perfectly suited to first-time buyers, downsizers or investors. Positioned close to reputable schools, local shops and the beautiful Wilderness Island Nature Reserve, it combines convenience with access to green open spaces.



Denmark Road, Carshalton, SM5

Approximate Area = 631 sq ft / 58.6 sq m
For identification only - Not to scale



FIRST FLOOR

ENTRANCE HALL

RECEPTION ROOM 15' 1" x 13' 7" (4.6m x 4.14m)

KITCHEN 8' 10" x 7' 3" (2.69m x 2.21m)

BEDROOM 1 13' 0" x 9' 5" (3.96m x 2.87m)

BEDROOM 2 10' 7" x 9' 5" (3.23m x 2.87m)

BATHROOM

ALLOCATED PARKING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1415641 © nclhcom 2026.



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

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