

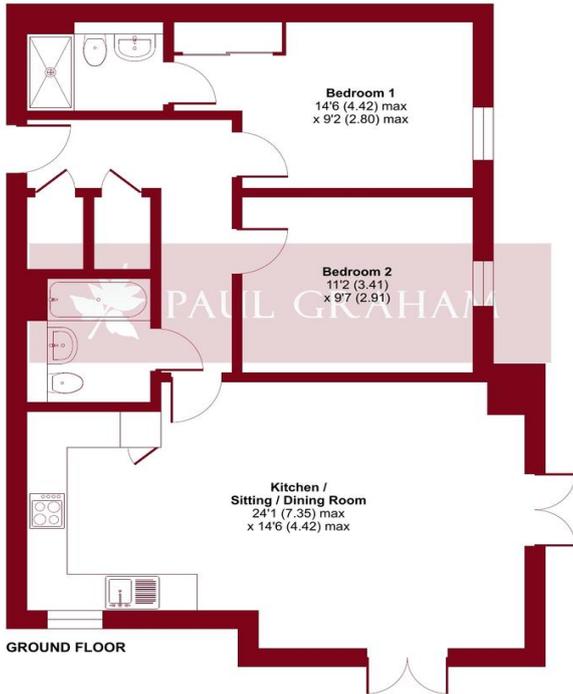


Flat 1, Honeysuckle Court, Carshalton, SM5 4BB | **Guide Price £325,000 - £335,000 Leasehold**

A spacious and beautifully presented two bedroom, two bathroom ground floor apartment offering bright open plan living, allocated parking and excellent convenience. Ideally positioned close to local amenities, green open spaces and transport links, this modern home is perfect for first time buyers, downsizers or investors alike.

**Damson Way, Carshalton, SM5**

Approximate Area = 749 sq ft / 69.6 sq m  
For identification only - Not to scale



**ENTRANCE HALL**

**KITCHEN/RECEPTION ROOM 24' 1" x 14' 6"**  
(7.34m x 4.42m)

**BEDROOM 1 14' 6" x 9' 2"** (4.42m x 2.79m)

**ENSUITE**

**BEDROOM 2 11' 2" x 9' 7"** (3.4m x 2.92m)

**BATHROOM**

**AMPLE STORAGE**

**ALLOCATED PARKING**

**DIRECT ACCESS TO COMMUNAL GARDENS**

**LEASE 111 YEARS**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Paul Graham. REF: 1420787



**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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	80 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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