



112 Vellum Drive, Carshalton, SM5 2TX | **Guide Price £299,950**

A spacious and beautifully presented 2 bedroom split level maisonette modernised by the current owners. Located in a popular development overlooking the River Wandle and close to Carshalton High Street, mainline station, Westcroft leisure centre and the lovely Grove Park. Benefits include allocated parking, balcony, double glazing and a 966 year lease.

ENTRANCE HALL

LANDING

LIVING ROOM 14' 7" x 13' 6" (4.44m x 4.11m)

BALCONY

KITCHEN 7' 9" x 7' 4" (2.36m x 2.24m)

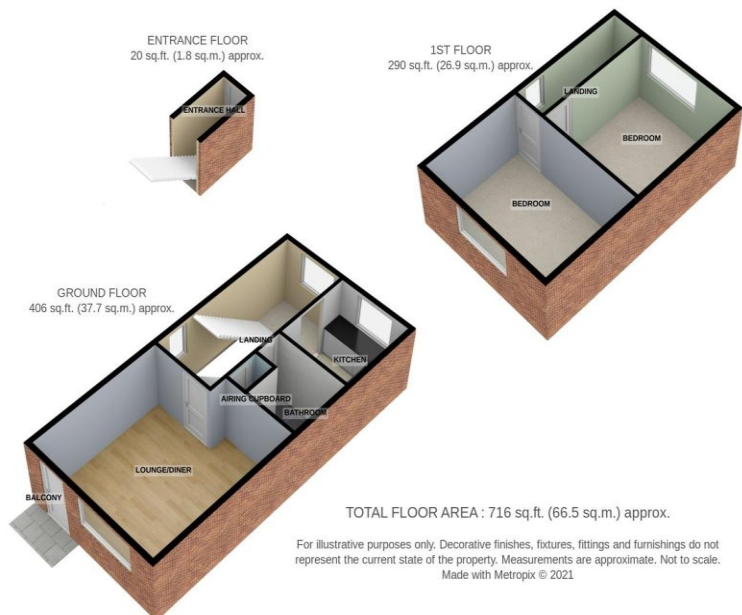
BATHROOM 6' 1" x 5' 3" (1.85m x 1.6m)

STAIRS

BEDROOM 1 13' 7" x 9' 7" (4.14m x 2.92m)

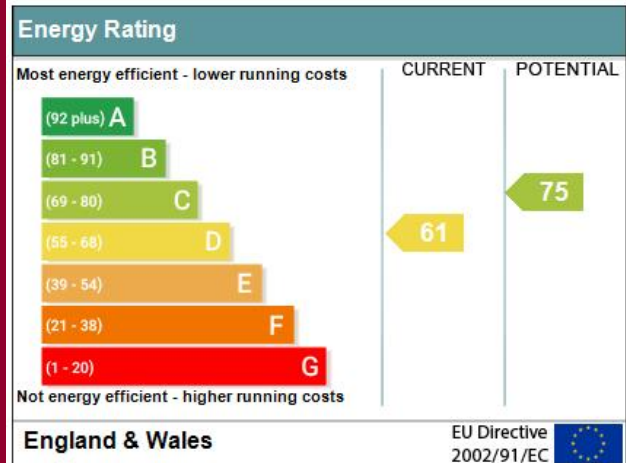
BEDROOM 2 11' 4" x 10' 5" (3.45m x 3.18m)

ALLOCATED PARKING



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.

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