



**Green Wrythe Lane, Carshalton SM5 2DP**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**Green Wrythe Lane, Carshalton**

A unique opportunity to acquire a bright, spacious and beautifully kept two-bedroom ground floor maisonette boasting a stunning private garden and long lease.



A unique opportunity to acquire a bright, spacious and beautifully kept two-bedroom ground floor maisonette boasting a stunning private garden and long lease. This charming maisonette is accessed from its own front door and as soon as you enter via the inviting entrance hallway you are instantly greeted with a tangible sense of light and space. There are two good sized bedrooms and a charming lounge spanning 12'6 x 11'6, perfect for entertaining guests. The contemporary galley kitchen features integrated appliances, and the bathroom is also well finished with a separate WC next door. The garden alone is sure to impress, mostly laid to lawn with a generous decked area providing the ideal platform to unwind of an evening. The maisonette is situated within easy reach of Carshalton station and Carshalton high street with its plethora of amenities, schools and other transport links. Call now to secure your open day viewing appointment before it's too late!



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welcome to

## Green Wrythe Lane, Carshalton

- GROUND FLOOR MAISONETTE
- STUNNING PRIVATE GARDEN
- MODERN FITTED KITCHEN & BATHROOM
- SEPERATE W/C
- CLOSE TO CARSHALTON STATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 168 years from 24 Jun 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLG105588 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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