



PAUL GRAHAM

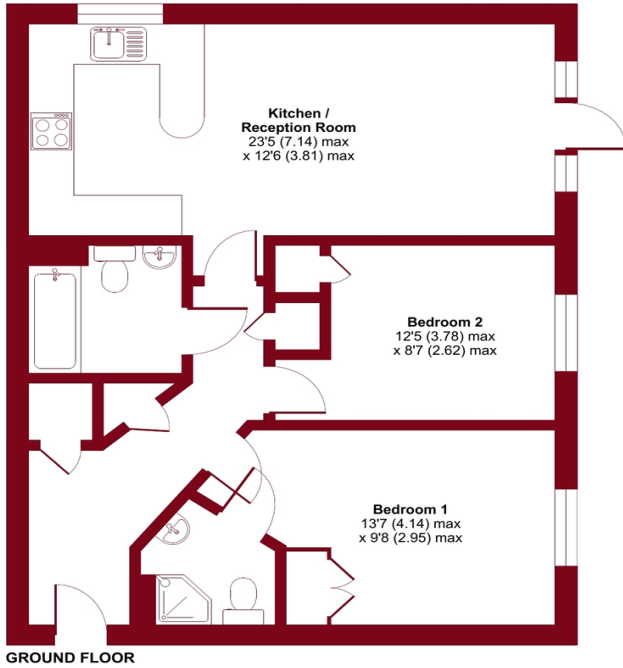


**Flat 3 Windermere Court, 45 Denmark Road, Carshalton, SM5 2HP | £310,000 Leasehold**

Welcome to this ground floor apartment in Windermere Court, offering two bedrooms and two bathrooms, including one en-suite. While the property awaits some updates, it is thoughtfully designed for modern living. The kitchen, a blend of style and functionality, connects to a spacious reception room with French doors leading to a cosy patio area. Private allocated parking adds convenience, and the communal grounds provide a serene backdrop. With a 102-year lease, this property presents an opportunity for discerning homeowners to customize and create a comfortable, secure home. The property is offered to the market with no onward chain

**Windermere Court, Denmark Road, Carshalton, SM5**

Approximate Area = 701 sq ft / 65.1 sq m  
For identification only - Not to scale



**ENTRANCE HALL**

**KITCHEN/RECEPTION ROOM 23' 5" x 12' 6" (7.14m x 3.81m)**

**BEDROOM 1 13' 7" x 9' 8" (4.14m x 2.95m)**

**BEDROOM 2 12' 5" x 8' 7" (3.78m x 2.62m)**

**BATHROOM**

**EN-SUITE SHOWER**

**PATIO AREA**

**ALLOCATED PARKING**

**102 YEAR LEASE**

**BIKE STORAGE**

**NO ONWARD CHAIN**

**COMMUNAL GARDEN**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2023. Produced for Paul Graham. REF: 1059172



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
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**CARSHALTON**

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

**WALLINGTON**

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk