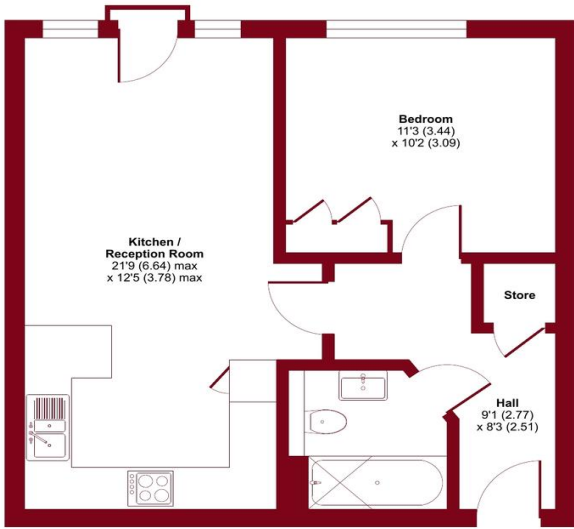




Flat 19 Windermere Court, 45 Denmark Road, Carshalton, SM5 2HP | **Guide Price £240,000 Leasehold**

A stunning, modern and stylish 1 bedroom apartment located within a popular private development in Carshalton, just moments from the station with the bonus of private allocated parking.



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nclhcom 2024. Produced for Paul Graham. REF: 1131142

**SECURITY ENTRYPHONE**

**ENTRANCE HALL**

**KITCHEN/RECEPTION ROOM 21' 9" x 12' 5" (6.63m x 3.78m)**

**BEDROOM 11' 3" x 10' 2" (3.43m x 3.1m)**

**BATHROOM**

**STORE**

**ALLOCATED PARKING**

**LOFT STORAGE**

**COMMUNAL GARDENS**

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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