

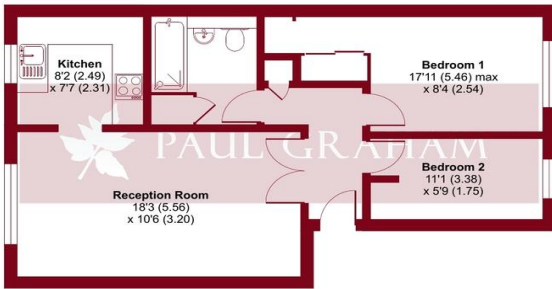


25 Vellum Drive, Carshalton, SM5 2TL | Guide Price £270,000 Leasehold

Paul Graham are delighted to offer to the market this well-presented two-bedroom ground floor flat. This charming property provides a perfect opportunity for first-time buyers or investors seeking a comfortable and convenient home. Upon entering, you are welcomed by a spacious living room. The separate kitchen offers a dedicated space for culinary creations, while the two bedrooms provide a tranquil retreat. A modern bathroom completes the well-maintained accommodation. The long lease of 972 years remaining offers peace of mind for even the most discerning buyer. The allocated parking space ensures convenient off-street parking, eliminating the stress of finding on-street parking. Additionally, the property is offered with no onward chain, allowing for a smooth and efficient buying process.

Vellum Drive, Carshalton, SM5

Approximate Area = 575 sq ft / 53.4 sq m
For identification only - Not to scale



GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM 18' 3" x 10' 6" (5.56m x 3.2m)

KITCHEN 8' 2" x 7' 7" (2.49m x 2.31m)

BEDROOM 1 17' 11" x 8' 4" (5.46m x 2.54m)

BEDROOM 2 11' 1" x 5' 9" (3.38m x 1.75m)

BATHROOM

ALLOCATED PARKING

972 YEAR LEASE

NO ONWARD CHAIN

Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rōchecon 2024. Produced for Paul Graham. REF: 1158195



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	60 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