



PAUL GRAHAM

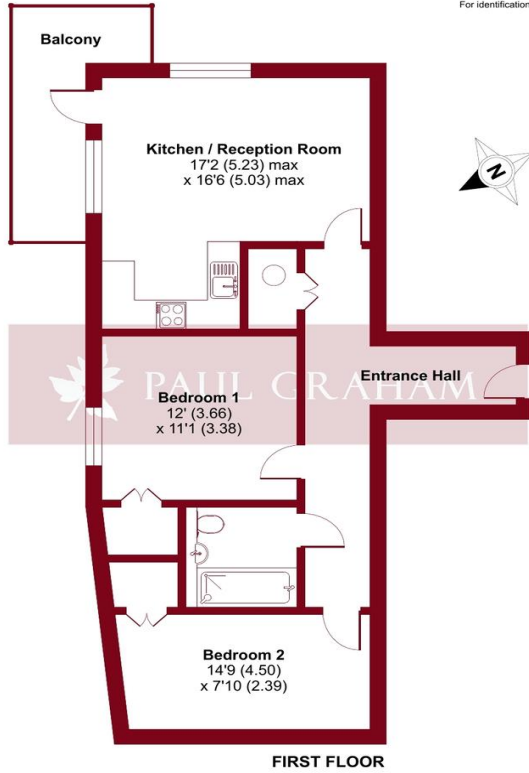


32 Ferndale Crescent, Carshalton, SM5 2FG | **£310,000 Leasehold**

This stunning top-floor apartment boasts two spacious double bedrooms, perfect for comfortable living. The bright and airy open-plan kitchen and reception room provide a contemporary feel, ideal for modern lifestyles. A standout feature is the wrap-around private balcony, offering ample outdoor space with lovely views. The apartment is in excellent condition throughout, featuring a sleek, modern kitchen and bathroom, ensuring move-in readiness. With a long lease of 110 years, this property is ideal for buyers seeking a stylish, low-maintenance home.

Ferndale Crescent, Carshalton, SM5

Approximate Area = 757 sq ft / 70.3 sq m
For identification only - Not to scale



ENTRANCE HALL

KITCHEN/RECEPTION ROOM 17' 2" x 16' 6"
(5.23m x 5.03m)

BEDROOM 1 12' 0" x 11' 1"
(3.66m x 3.38m)

BEDROOM 2 14' 9" x 7' 10"
(4.5m x 2.39m)

BATHROOM

BALCONY

LONG LEASE: 110 YEARS

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rdcocom 2024. Produced for Paul Graham. REF: 1197586



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	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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