



PAUL GRAHAM

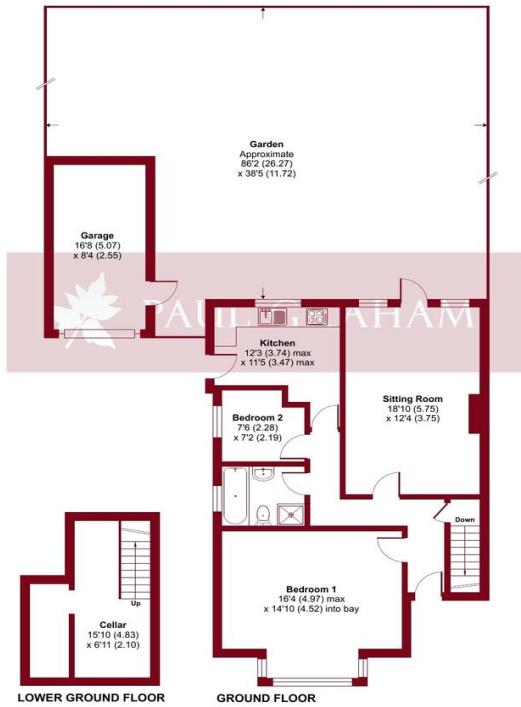


Flat 1, 16 Dalmeny Road, Carshalton, SM5 4PP | **£375,000 - £385,000 Leasehold**

This superb two-bedroom ground-floor period conversion offers a perfect blend of character and modern convenience. Bright and spacious throughout, the home features a generously sized sitting room, a well-equipped kitchen, and two comfortable bedrooms. A standout feature is the private front and rear garden, providing excellent outdoor space, along with the added benefit of a detached garage and off-road parking. The property also boasts a large cellar, offering valuable additional storage or potential for further use. With period features throughout, this charming home is offered to the market with no onward chain.

Dalmeny Road, Carshalton, SM5

Approximate Area = 943 sq ft / 87.6 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1082 sq ft / 100.5 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING/DINING ROOM 18' 10" x 12' 4" (5.74m x 3.76m)

KITCHEN 12' 3" x 11' 5" (3.73m x 3.48m)

BEDROOM 1 16' 4" x 14' 10" (4.98m x 4.52m)

BEDROOM 2 7' 6" x 7' 2" (2.29m x 2.18m)

BATHROOM

CELLAR 15' 10" x 6' 11" (4.83m x 2.11m)

GARDEN 86' 2" x 38' 5" (26.26m x 11.71m)

GARAGE 16' 8" x 8' 4" (5.08m x 2.54m)

OFF ROAD PARKING

FRONT GARDEN

NO ONWARD CHAIN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Paul Graham. REF: 1247459



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

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