



PAUL GRAHAM



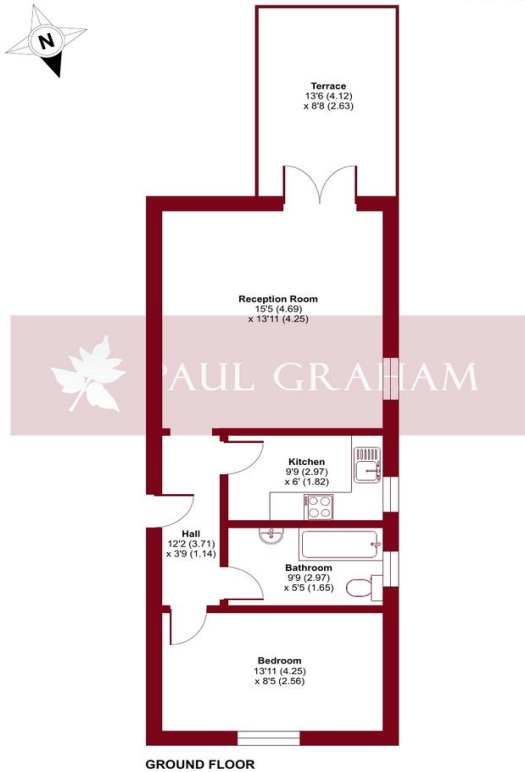
Flat 1, 17 Wales Avenue, Carshalton, SM5 3QN | **Guide Price £290,000 Share of Freehold**

This charming one-bedroom ground floor garden conversion flat is set within a beautiful period building, offering a perfect blend of character and modern convenience. The property boasts a spacious double bedroom, a bright and airy living space, and direct access to a private rear garden-ideal for relaxing or entertaining. Additional benefits include an allocated parking space and a long lease with 963 years remaining. With no onward chain, this is a fantastic opportunity for first-time buyers or investors.

Wales Avenue, SM5

Approximate Area = 511 sq ft / 47.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1250946. © nidecom 2025.

ENTRANCE HALL

RECEPTION ROOM 15' 5" x 13' 11" (4.7m x 4.24m)

KITCHEN 9' 9" x 6' 0" (2.97m x 1.83m)

TERRACE 13' 6" x 8' 8" (4.11m x 2.64m)

BEDROOM 13' 11" x 8' 5" (4.24m x 2.57m)

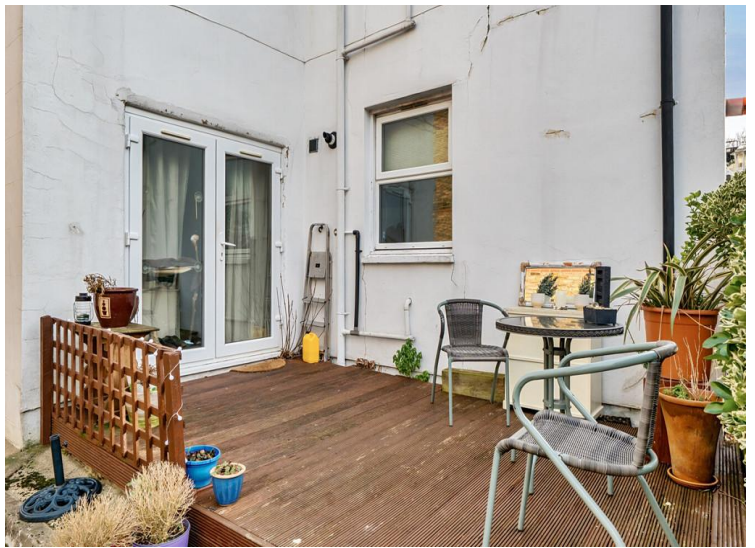
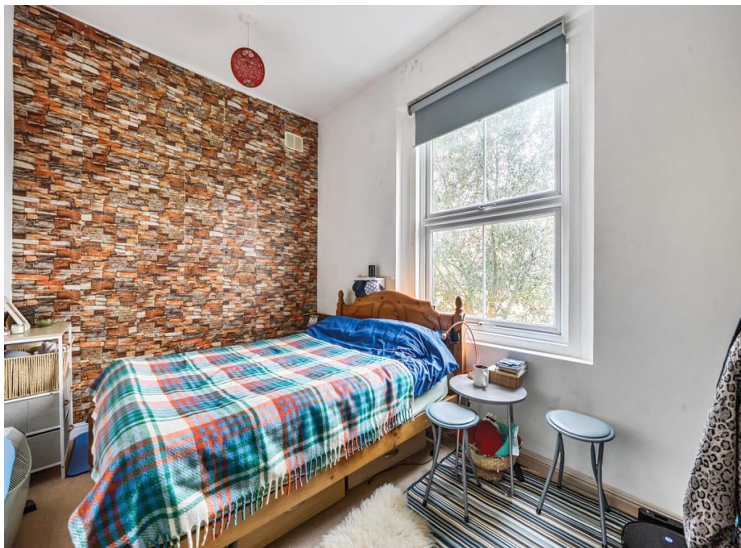
BATHROOM

OFF ROAD PARKING

LONG LEASE: 963 YEARS REMAINING

SHARE OF FREEHOLD

NO ONWARD CHAIN



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
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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