



PAUL GRAHAM



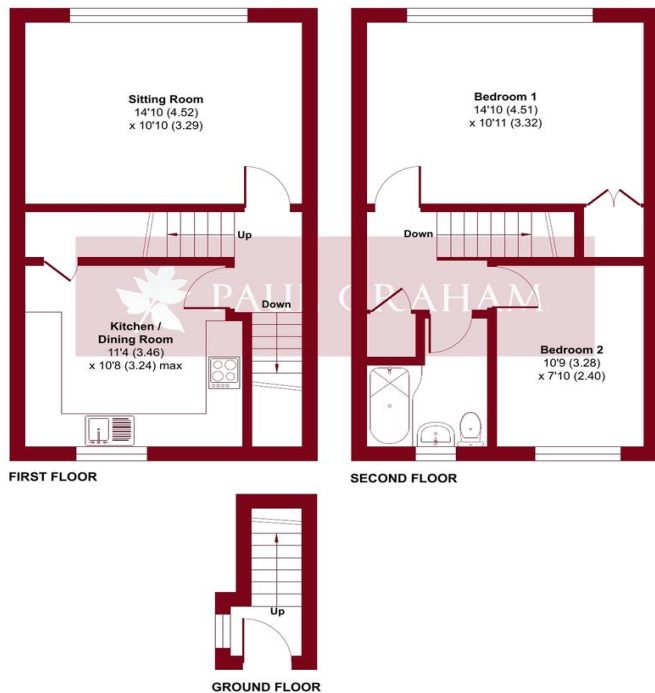
1 Langley Lawns, 79 Langley Park Road, Sutton, SM2 5HD | **Guide Price £325,000 - £335,000 Leasehold**

This superb two-bedroom split-level maisonette offers generous living space and is presented in excellent condition throughout. The first floor features a well-proportioned sitting room and a modern kitchen/dining area, ideal for entertaining. Upstairs, two bright and spacious bedrooms are complemented by a stylish bathroom. Additional benefits include a garage en-bloc, a long lease, and the advantage of no onward chain.



Langley Park Road, Sutton, SM2

Approximate Area = 777 sq ft / 72.1 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: 1256808. © nkhcom 2025.

ENTRANCE HALL

KITCHEN/DINING ROOM 11' 4" x 10' 8" (3.45m x 3.25m)

SITTING ROOM 14' 10" x 10' 10" (4.52m x 3.3m)

LANDING

BEDROOM 1 14' 10" x 10' 11" (4.52m x 3.33m)

BEDROOM 2 10' 9" x 7' 10" (3.28m x 2.39m)

BATHROOM

GARAGE

COMMUNAL GARDEN

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	71 C	76 C
55-68	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