



PAUL GRAHAM



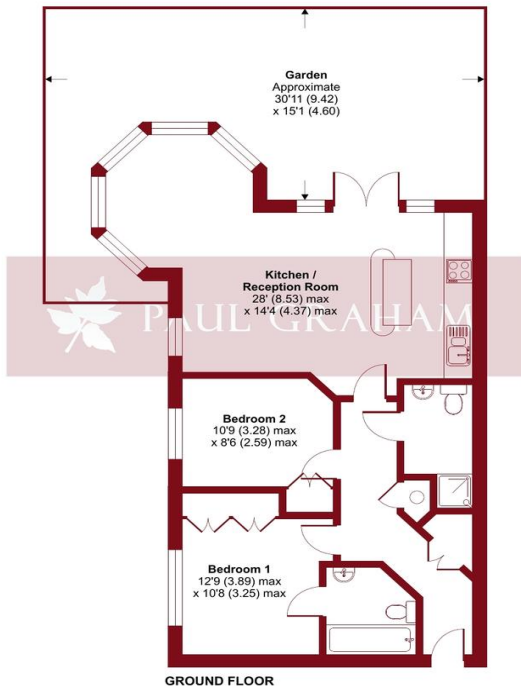
1 Morgan Court, Rochester Road, Carshalton, SM5 2LB | **Guide Price £350,000 Leasehold**

A superb two bedroom, two bathroom ground floor flat with a garden set within the modern private development moments from Carshalton Village and Train Station offered to the market with no onward chain!



## Morgan Court, Rochester Road, Carshalton, SM5

Approximate Area = 782 sq ft / 72.6 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). © nlshecom 2025. Produced for Paul Graham. REF: 1241556

## ENTRANCE HALL

**KITCHEN/RECEPTION ROOM** 28' 0" x 14' 4"  
(8.53m x 4.37m)

**BEDROOM 1** 12' 9" x 10' 8" (3.89m x 3.25m)

## ENSUITE

**BEDROOM 2** 10' 9" x 8' 6" (3.28m x 2.59m)

## BATHROOM

**GARDEN** 30' 11" x 15' 1" (9.42m x 4.6m)

## ALLOCATED PARKING

## 102 YEAR LEASE

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

## CARSHALTON

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