



PAUL GRAHAM



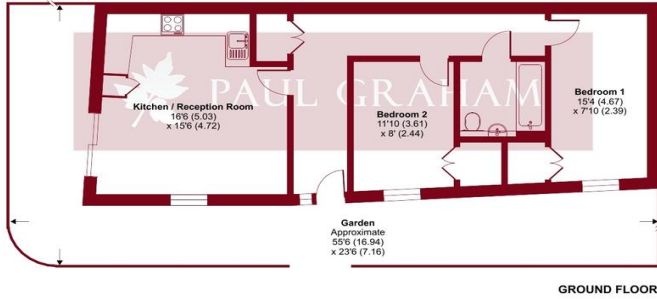
1 Ferndale Crescent, Carshalton, SM5 2FG | **Guide Price £325,000 Leasehold**

A superb modern two bedroom ground floor maisonette with private outside courtyard garden ideally located in a popular modern development in Carshalton.

Situated within the sought-after Ferndale Crescent development, this home enjoys a peaceful residential setting while remaining close to key transport links. Both Carshalton and Hackbridge train stations are within walking distance, offering convenient access to London and beyond.

Ferndale Crescent, Carshalton, SM5

Approximate Area = 695 sq ft / 64.6 sq m
For identification only - Not to scale



ENTRANCE HALL

KITCHEN/RECEPTION ROOM 16' 6" x 15' 5" (5.03m x 4.7m)

BEDROOM 1 15' 4" x 7' 10" (4.67m x 2.39m)

BEDROOM 2 11' 10" x 8' (3.61m x 2.44m)

BATHROOM

GARDEN 55' 6" x 23' 6" (16.92m x 7.16m) Approx

LEASE 112 Years Remaining

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Paul Graham. REF: 1279108



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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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