



PAUL GRAHAM

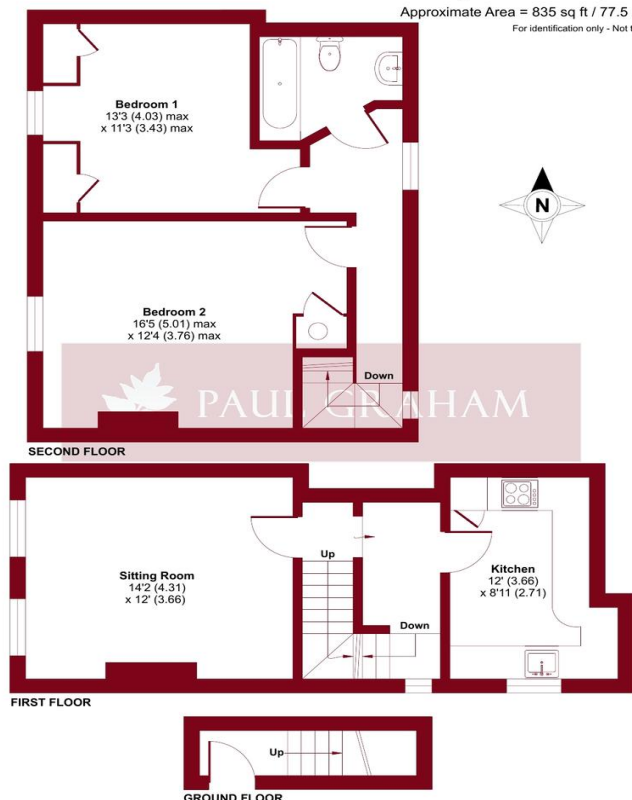


Flat 2, London House, 42 West Street, Carshalton, SM5 2PR | **Guide Price £399,950**

A gorgeous Grade II listed split level maisonette located in the heart of the idyllic Carshalton Village in the conservation area, moments from Carshalton Station, Grove Park and "The Ponds". With a Share of Freehold and a long 980-year lease, this property is a must-see!

West Street, Carshalton, SM5

Approximate Area = 835 sq ft / 77.5 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). © nichcom 2025. Produced for Paul Graham. REF: 1279327

ENTRANCE HALL ON GROUND FLOOR

STAIRS TO FIRST FLOOR

SITTING ROOM 14' 2" x 12' (4.32m x 3.66m)

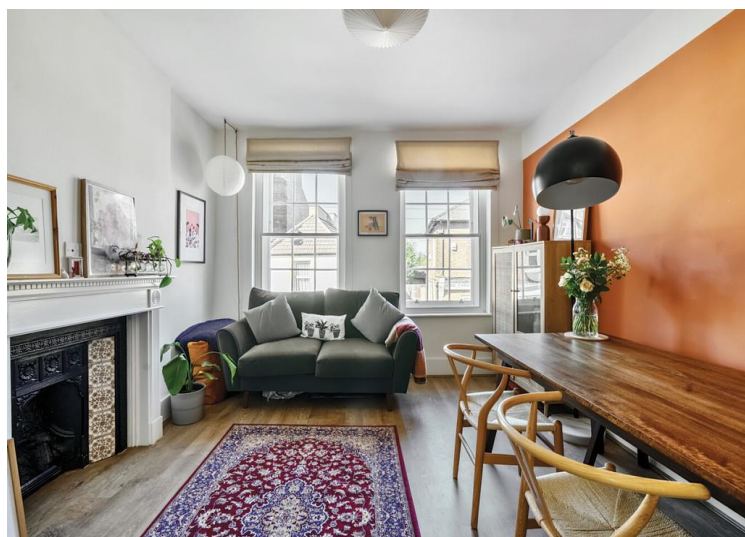
KITCHEN 12' x 8' 11" (3.66m x 2.72m)

STAIRS TO TOP FLOOR

BEDROOM 1 13' 3" x 11' 3" (4.04m x 3.43m)

BEDROOM 2 16' 5" x 12' 4" (5m x 3.76m)

BATHROOM



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		
55-68	D		
39-54	E	41 E	41 E
21-38	F		
1-20	G		

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