



PAUL GRAHAM

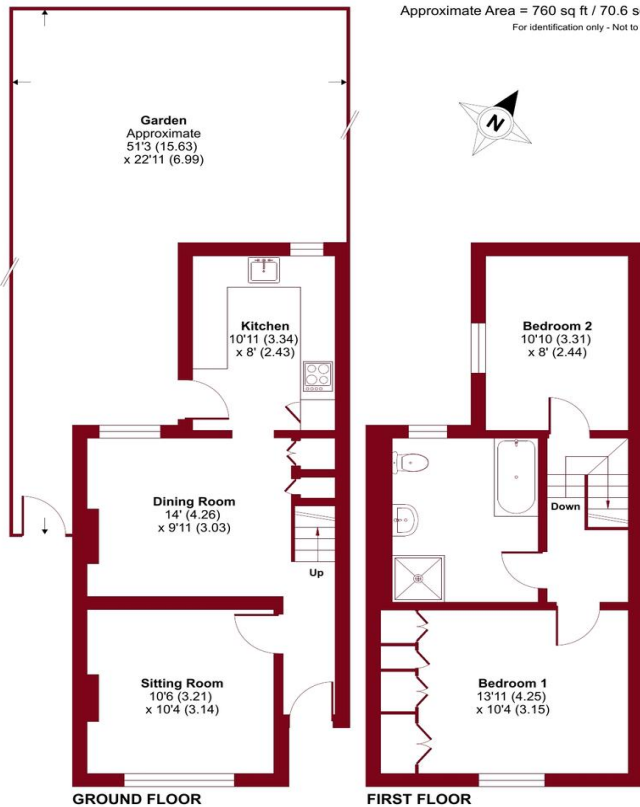


12 Park Terrace, St. Johns Road, SM5 2EA | **Guide Price £465,000 - £475,000**

This beautifully presented two-bedroom end of terrace Victorian home offers a stylish blend of period charm and modern convenience. The ground floor features a welcoming sitting room, spacious dining area, and a modern fitted kitchen that opens out to a generous 51ft private garden, perfect for entertaining or family life. Upstairs, you'll find two well-proportioned double bedrooms and a sleek, contemporary bathroom, making it an ideal home for couples, young families, or downsizers alike.

Park Terrace, St. Johns Road, Carshalton, SM5

Approximate Area = 760 sq ft / 70.6 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). © ncbhcom 2025. Produced for Paul Graham. REF: 1289151

ENTRANCE HALL

SITTING ROOM 10' 6" x 10' 4" (3.2m x 3.15m)

DINING ROOM 14' 0" x 9' 11" (4.27m x 3.02m)

KITCHEN 10' 11" x 8' 0" (3.33m x 2.44m)

GARDEN 51' 3" x 22' 11" (15.62m x 6.99m)

BEDROOM 1 13' 11" x 10' 4" (4.24m x 3.15m)

BEDROOM 2 10' 10" x 8' 0" (3.3m x 2.44m)

BATHROOM

OFF-ROAD PARKING



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		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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