



PAUL GRAHAM

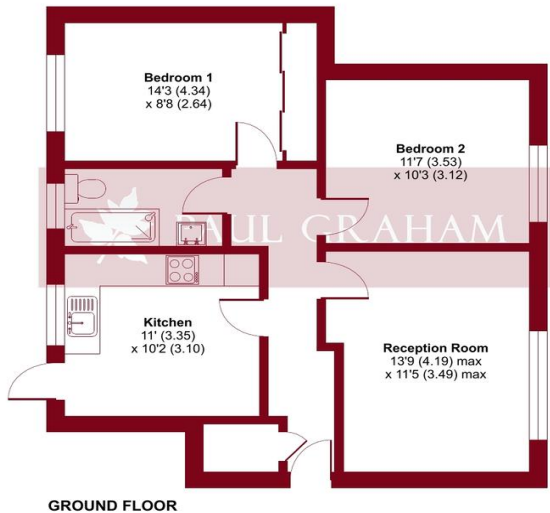


29 Millside, Carshalton, SM5 2BQ | **Guide Price £300,000 - £325,000 Leasehold**

This bright and spacious two-bedroom ground floor maisonette offers a well-designed layout and is presented in excellent condition throughout. Featuring two double bedrooms, a generous reception room, and a stylish kitchen and bathroom, the property provides both comfort and practicality. Measuring approximately 667 sq ft, the internal space is thoughtfully arranged, including a useful external storage cupboard. Enjoying direct access to the communal gardens from the kitchen, the home is ideal for those who value outdoor space. With a long lease of around 970 years, modern interiors, and a ground floor position, this maisonette is a fantastic opportunity for first-time buyers, downsizers, or investors.

Millside, Carshalton, SM5

Approximate Area = 667 sq ft / 62 sq m
For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 13' 9" x 11' 5" (4.19m x 3.48m)

KITCHEN 11' 0" x 10' 2" (3.35m x 3.1m)

BEDROOM 1 14' 3" x 8' 8" (4.34m x 2.64m)

BEDROOM 2 11' 7" x 10' 3" (3.53m x 3.12m)

BATHROOM

CUPBOARD

EXTERNAL STORAGE CUPBOARD

COMMUNAL GARDEN

970 YEAR LEASE

Floor plan produced in accordance withRICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1299094. © nrichcom 2025.



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	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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