

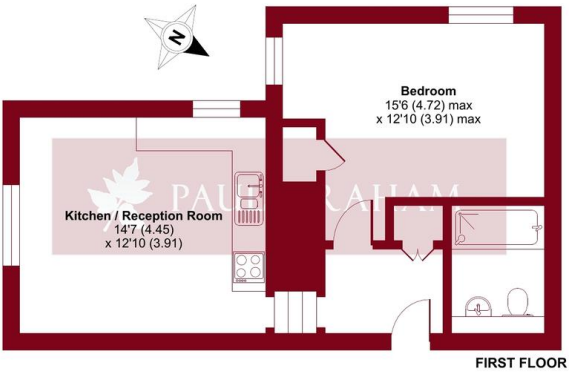


PAUL GRAHAM



Flat 3 Westcroft Court, 59 Westcroft Road, Carshalton, SM5 2AU Guide Price £280,000 - £290,000 Share of Freehold

A beautifully presented one-bedroom conversion set within a Grade II listed Georgian house. The property combines period charm with modern living, offering a bright and spacious double bedroom, a stylish open-plan kitchen/living room, and a contemporary bathroom. Residents also benefit from a stunning communal garden, an allocated parking space, and the added advantage of a share of freehold. Offered with no onward chain, this is an ideal purchase for first time buyers, downsizers, or investors. Positioned in the heart of Carshalton Village, the property enjoys a prime setting just moments from the picturesque Grove Park and the village ponds. The area offers a delightful mix of local shops, cafés, and pubs, along with excellent transport links into central London via Carshalton and Carshalton Beeches stations. With its sought after village atmosphere, strong community feel, and easy access to green spaces.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Paul Graham - REF: 1340246

ENTRANCE HALL

KITCHEN/RECEPTION ROOM 14' 7" x 12' 10" (4.44m x 3.91m)

CUPBOARD

BEDROOM 15' 6" x 12' 10" (4.72m x 3.91m)

BATHROOM

SHARED LOFT SPACE

SHARED CELLAR SPACE

LOCKED BIKE STORAGE

COMMUNAL GARDEN

ALLOCATED PARKING SPACE

SHARE OF FREEHOLD



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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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