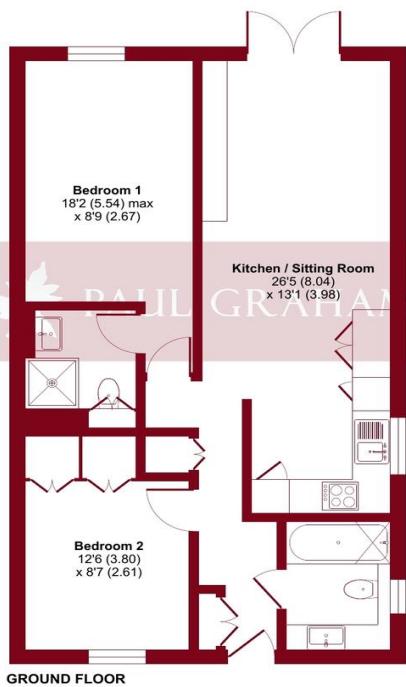




## 1 Nicole Lodge, Carshalton, SM5 3SR | Guide Price £350,000 - £375,000 Leasehold

Nicole Lodge is an elegant two-bedroom ground-floor apartment offering 656 sq. ft of beautifully presented accommodation. The property features a spacious open-plan kitchen and sitting room, two well-proportioned bedrooms, and two stylish bathrooms, including an en-suite to the principal bedroom. Finished to an excellent standard throughout, it boasts brand new kitchen and bathroom fittings, bespoke cabinetry, and a refined interior design. The home benefits from its own private entrance with a grand solid wood door framed by pillars, direct access to the communal gardens, and allocated parking within a gated car park. The property also comes with a lease of approximately 110 years. Offered with no onward chain.



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2025.  
Produced for Paul Graham. REF: 1361614

## ENTRANCE HALL

## KITCHEN/SITTING ROOM 26' 5" x 13' 1"

(8.05m x 3.99m)

BEDROOM 1 18' 2" x 8' 9" (5.54m x 2.67m)

BEDROOM 2 12' 6" x 8' 7" (3.81m x 2.62m)

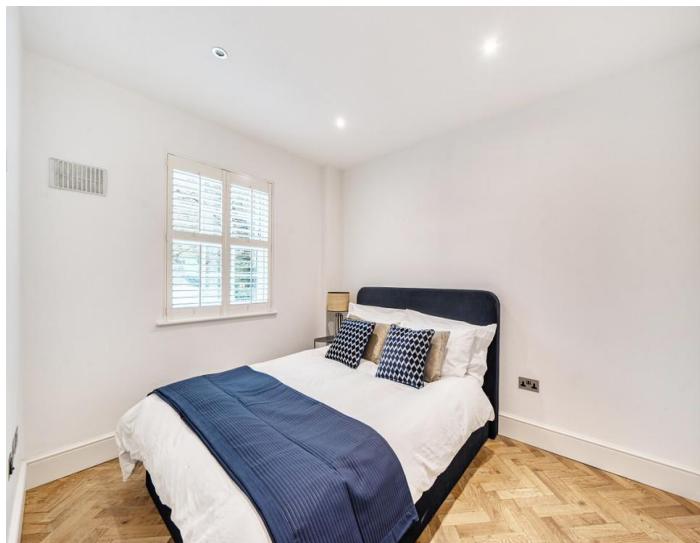
## ENSUITE

## BATHROOM

## COMMUNAL GARDEN

ALLOCATED PARKING WITHIN GATED CAR PARK

NO ONWARD CHAIN



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		

## CARSHALTON

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