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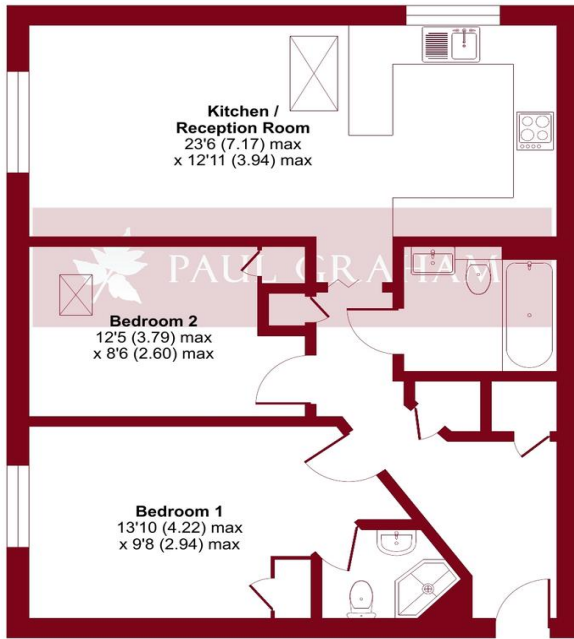
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Flat 25 Windermere Court, Carshalton, SM5 2HP | **Guide Price £325,000 - £335,000 Leasehold**

This stunning top-floor apartment, set within the highly sought-after Windermere Court development in Carshalton, offers contemporary living at its finest. Beautifully decorated and exceptionally well maintained, the home features two generous bedrooms, including a principal bedroom with en-suite, and a further modern bathroom. The bright and spacious dual-aspect open-plan kitchen and living area creates a welcoming and airy feel, complemented by a sleek modern fitted kitchen. Additional benefits include access to a loft space, allocated parking, and beautifully kept communal gardens.

Denmark Road, Carshalton, SM5

Approximate Area = 692 sq ft / 64.2 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncb.com 2025. Produced for Paul Graham. REF: 1374870

ENTRANCE HALL

KITCHEN/RECEPTION ROOM 23' 6" x 12' 11" (7.16m x 3.94m)

BEDROOM 1 13' 10" x 9' 8" (4.22m x 2.95m)

ENSUITE

BEDROOM 2 12' 5" x 8' 6" (3.78m x 2.59m)

BATHROOM

ALLOCATED PARKING

LEASE 101 YEARS

TOP FLOOR FLAT

USE OF LOFT SPACE



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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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