



PAUL GRAHAM



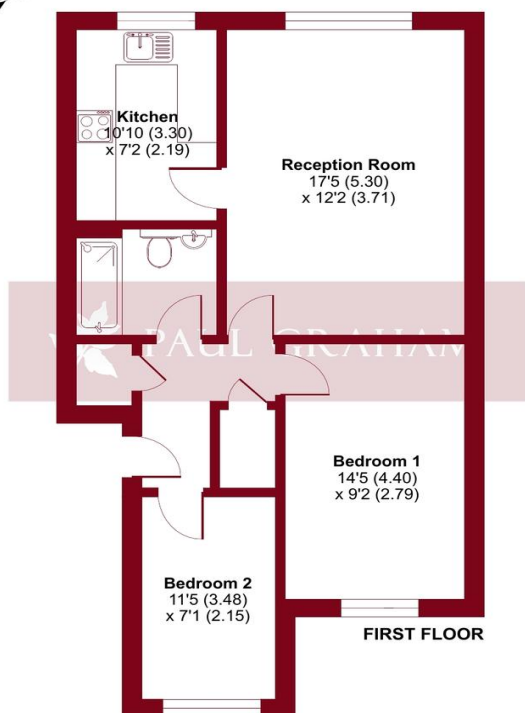
7 Sandown Drive, Carshalton, SM5 4LN | **Guide Price £280,000 Leasehold**

This charming 2-bedroom first-floor flat is situated within a secluded and well-maintained development. The property boasts a spacious reception room and a separate kitchen, both in excellent condition, providing a comfortable and inviting living space. The flat also includes the convenience of a private garage and access to beautiful communal gardens. With a lease of 141 years remaining and a low service charge, this property offers excellent long-term value and low maintenance costs.

Sandown Drive, Carshalton, SM5

Approximate Area = 643 sq ft / 59.7 sq m

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
Produced for Paul Graham. REF: 1141225

ENTRANCE HALL

RECEPTION ROOM 17' 5" x 12' 2" (5.31m x 3.71m)

KITCHEN 10' 10" x 7' 2" (3.3m x 2.18m)

BEDROOM 1 14' 5" x 9' 2" (4.39m x 2.79m)

BEDROOM 2 11' 5" x 7' 1" (3.48m x 2.16m)

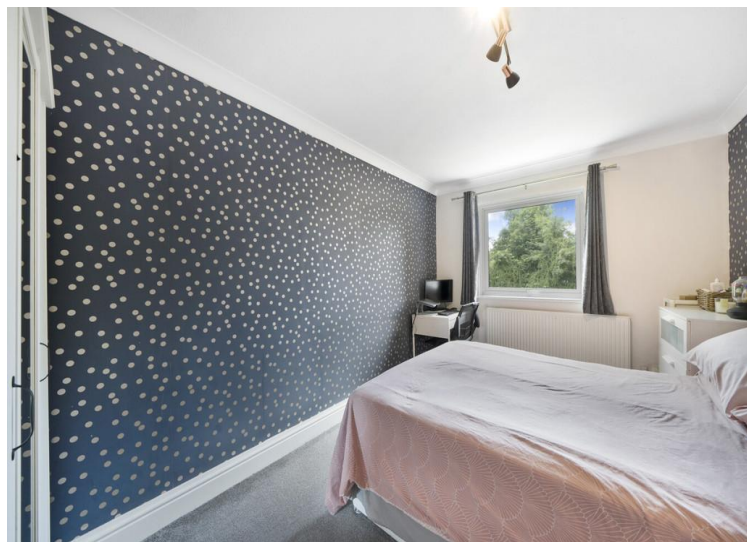
BATHROOM

CUPBOARD X 2

LEASE 141 YEARS REMAINING

COMMUNAL GARDENS

1ST FLOOR FLAT



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

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