

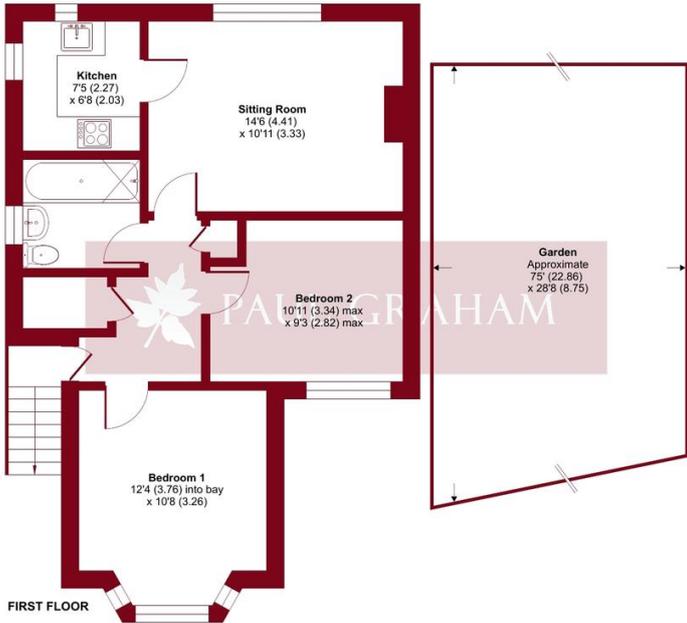


95 Denmark Road, Carshalton, SM5 2JE | **Guide Price £325,000 Leasehold**

A charming and well-presented two-bedroom first-floor maisonette situated in the heart of Carshalton Village. Offering tasteful décor, generous room sizes, a long lease and no service charge, it provides a superb opportunity for buyers seeking space and convenience. With a private garden, garage and loft, it's an ideal move-in-ready home.

Denmark Road, Carshalton, SM5

Approximate Area = 564 sq ft / 52.3 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 14' 6" x 10' 11" (4.42m x 3.33m)

KITCHEN 7' 5" x 6' 8" (2.26m x 2.03m)

BEDROOM 1 12' 4" x 10' 8" (3.76m x 3.25m)

BEDROOM 2 10' 11" x 9' 3" (3.33m x 2.82m)

BATHROOM

GARDEN 75' 0" x 28' 8" (22.86m x 8.74m)

GARAGE

LEASE 102 YEARS



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		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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