

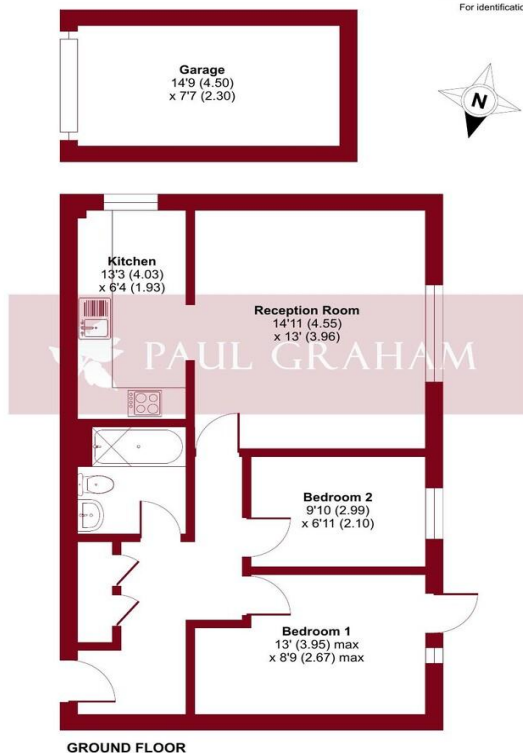


Flat 2, 99 Stanley Road, Carshalton, SM5 4LB | **£270,000 Leasehold**

A charming two-bedroom ground-floor flat on popular Stanley Road in Carshalton On The Hill, presented in good condition throughout and benefiting from direct access to the communal gardens. Offering a generous reception room, private garage en-bloc and residents' parking, the property also enjoys a long lease of approximately 143 years, no ground rent and a low service charge. Conveniently situated for transport links, local shops and amenities.

Stanley Road, Carshalton, SM5

Approximate Area = 618 sq ft / 57.4 sq m
Garage = 111 sq ft / 10.3 sq m
Total = 729 sq ft / 67.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Paul Graham. REF: 1524945



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		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

RECEPTION ROOM 14' 11" x 13' 0" (4.55m x 3.96m)

KITCHEN 13' 3" x 6' 4" (4.04m x 1.93m)

BEDROOM 1 13' 0" x 8' 9" (3.96m x 2.67m)

BEDROOM 2 9' 10" x 6' 11" (3m x 2.11m)

BATHROOM

GARAGE 14' 9" x 7' 7" (4.5m x 2.31m)

AMPLE STORAGE

LONG LEASE: 143 YEAR REMAINING

LOW SERVICE CHARGE AND NO GROUND RENT

COMMUNAL GARDEN

RESIDENTS PARKING

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk