

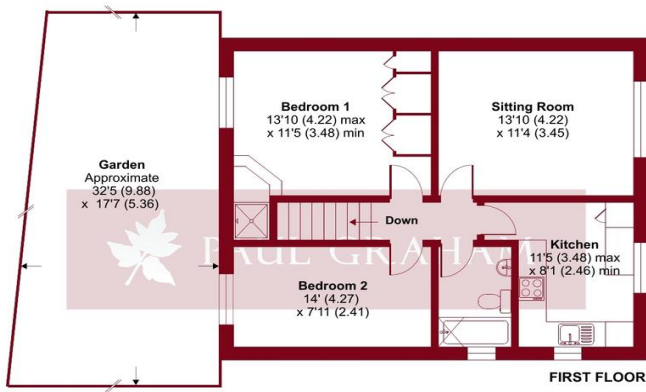


21 Westmead Road, Sutton, SM1 4JT | Guide Price £300,000 - £320,000 Leasehold

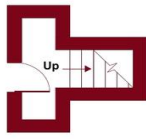
A superb two double bedroom first floor maisonette offering 695 sq ft of well-presented accommodation, benefitting from its own private entrance, private garden and loft space. The property features a long lease of approximately 936 years with no service charges and is ideally located moments from Carshalton Station.

Westmead Road, Sutton, SM1

Approximate Area = 695 sq ft / 64.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1408367

ENTRANCE HALL

SITTING ROOM 13' 1" x 11' 4" (3.99m x 3.45m)

KITCHEN 11' 5" x 8' 1" (3.48m x 2.46m)

BEDROOM 1 13' 10" x 11' 5" (4.22m x 3.48m)

BEDROOM 2 14' 0" x 7' 11" (4.27m x 2.41m)

BATHROOM

GARDEN 32' 5" x 17' 7" (9.88m x 5.36m)

LOFT

LONG LEASE 936 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	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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