



**23 Rossignol Gardens, Carshalton, SM5 2ED | Guide Price £200,000 Leasehold**

Well-presented one-bedroom first floor apartment with allocated parking and a long lease of approximately 992 years, ideally located between Carshalton and Hackbridge stations. Offered with no onward chain, this property is perfect for first-time buyers or investors seeking a convenient and well-connected location.

**Rossignol Gardens, Carshalton, SM5**

Approximate Area = 397 sq ft / 36.8 sq m  
For identification only - Not to scale



**ENTRANCE HALL**

**RECEPTION ROOM 11' 3" x 11' 0" (3.43m x 3.35m)**

**KITCHEN 7' 10" x 6' 0" (2.39m x 1.83m)**

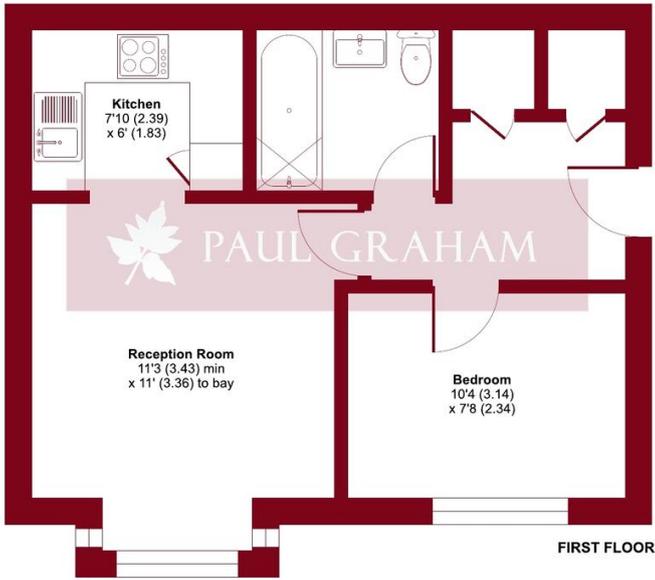
**BEDROOM 10' 4" x 7' 8" (3.15m x 2.34m)**

**BATHROOM**

**1ST FLOOR**

**LONG LEASE: 992 YEARS REMAINING**

**NO ONWARD CHAIN**



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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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