

**35 Denmark Gardens, Carshalton, SM5 2JL | Guide Price £290,000 Leasehold**

Offered to the market with no onward chain, a well presented and spacious two bedroom second floor apartment, offering bright and modern accommodation throughout, with a large private balcony and a recently installed new boiler. The property benefits from a long 178 year lease, two double bedrooms, a modern fitted kitchen and a useful ground floor storage room, all set within a well maintained development. Ideally located just a short walk from Carshalton station, with excellent transport links into Central London, as well as being close to a range of local amenities and well regarded schools including Carshalton Boys Sports College, Carshalton High School for Girls, Victor Seymour Infants School and Harris Junior Academy Carshalton.

**Denmark Gardens, Carshalton, SM5**

Approximate Area = 706 sq ft / 65.5 sq m  
For identification only - Not to scale



**ENTRANCE HALL**

**SITTING ROOM 18' 7" x 11' 3" (5.66m x 3.43m)**

**KITCHEN 10' 2" x 8' 9" (3.1m x 2.67m)**

**BALCONY 8' 10" x 5' 6" (2.69m x 1.68m)**

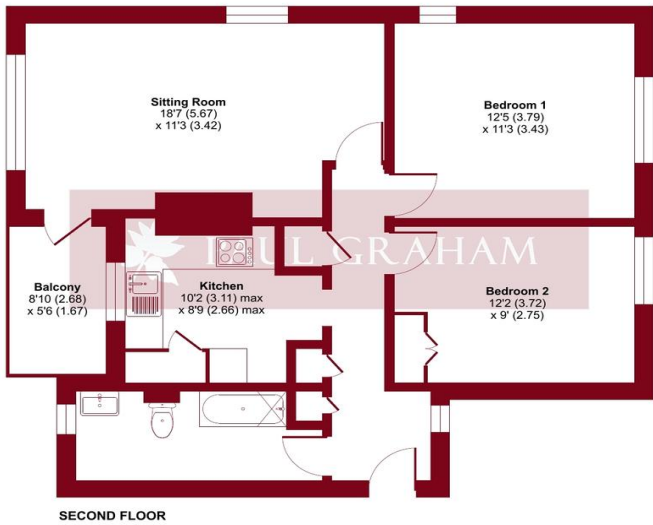
**BEDROOM 1 12' 5" x 11' 3" (3.78m x 3.43m)**

**BEDROOM 2 12' 2" x 9' 0" (3.71m x 2.74m)**

**BATHROOM**

**STORAGE CUPBOARD**

**NO ONWARD CHAIN**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhocom 2026. Produced for Paul Graham. REF: 1455906



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

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