



## 50 Beechwood Court, West Street Lane, Carshalton, SM5 2QA | **Guide Price £340,000**

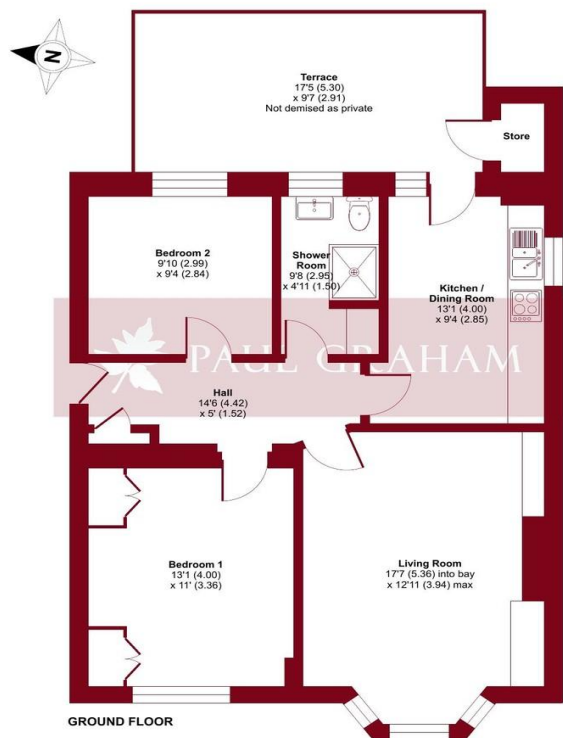
A rarely available two-bedroom ground floor apartment situated within Beechwood Court, a highly sought-after gated development in the heart of Carshalton Village. Presented in excellent decorative order throughout, the property features a modern kitchen and bathroom, direct access to communal gardens and small patio area, residents' parking and a long lease of approximately 112 years.



## West Street Lane, Carshalton, SM5

Approximate Area = 745 sq ft / 69.2 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1513208. © richcom 2026.

## ENTRANCE HALL

**LIVING ROOM** 17' 7" x 12' 11" (5.36m x 3.94m)

**KITCHEN** 13' 1" x 9' 4" (3.99m x 2.84m)

**BEDROOM 1** 13' 1" x 11' (3.99m x 3.35m)

**BEDROOM 2** 9' 10" x 9' 4" (3m x 2.84m)

**SHOWER ROOM**

**TERRACE** (Not demised in lease)

**STORE**

**COMMUNAL GARDENS**



**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             | 74 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## CARSHALTON

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## WALLINGTON

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