



PAUL GRAHAM

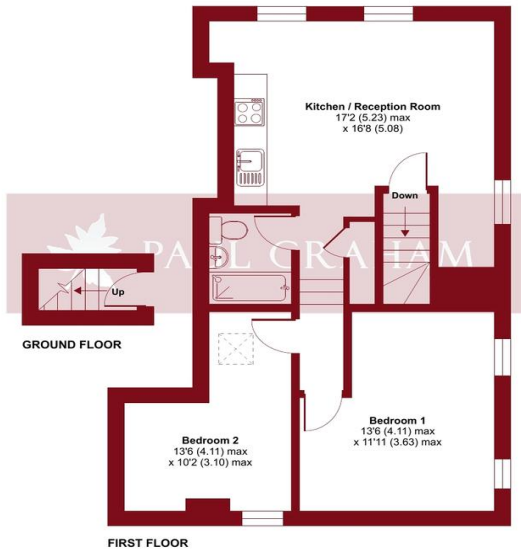


**38 West Street, Carshalton, SM5 2PR | Guide Price £280,000 - £300,000 SOF**

A beautifully presented share of freehold, two-bedroom first-floor flat located in the heart of Carshalton Village. Featuring a bright and spacious open-plan kitchen and reception room, this home is ideal for modern living. Both bedrooms are generously sized, and the bathroom is in good condition. The property is well-maintained throughout, offering a comfortable and welcoming space for any potential new owner. Offered to the market with no onward chain.

West Street, Carshalton, SM5

Approximate Area = 614 sq ft / 57 sq m  
For identification only - Not to scale



## ENTRANCE HALL

**KITCHEN/RECEPTION ROOM** 17' 2" x 16' 8" (5.23m x 5.08m)

**BEDROOM 1** 13' 6" x 11' 11" (4.11m x 3.63m)

**BEDROOM 2** 13' 6" x 10' 2" (4.11m x 3.1m)

## BATHROOM

## SHARE OF FREEHOLD

## 125 YEAR LEASE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncbhcom 2025. Produced for Paul Graham. REF: 1324943



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		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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

Tel. 020 8773 7200

Email. [carshalton@paulgraham.co.uk](mailto: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](mailto:wallington@paulgraham.co.uk)