



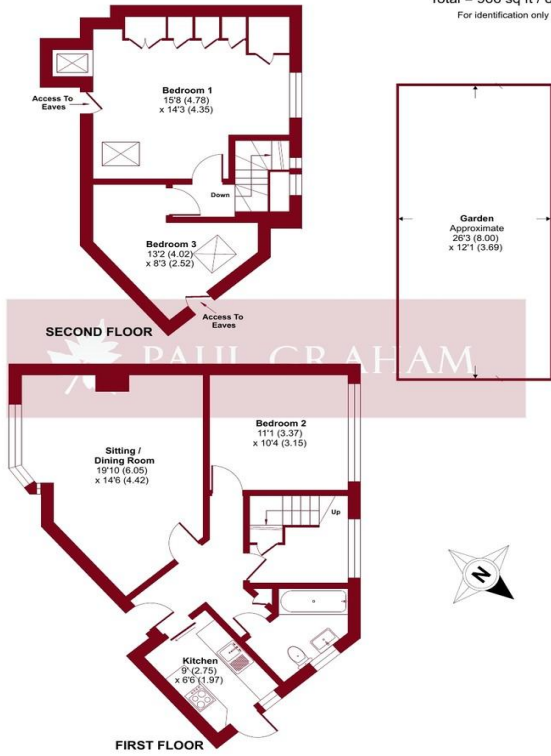
## 27 Lavender Close, Carshalton, SM5 3EH | **Guide Price £375,000 Leasehold**

A charming and rarely available three bedroom split level apartment located a short distance from Carshalton Village and within Walking distance of Wallington. The property boasts three well sized rooms two of which are larger doubles, a bright and airy reception room, modern, refitted bathroom in 2021 and separate kitchen with access down to a sunny rear garden. The property is offered to the market with a long lease with approx. 157 years remaining.

## Lavender Close, Carshalton, SM5

Approximate Area = 959 sq ft / 89 sq m  
 Limited Use Area(s) = 7 sq ft / 0.6 sq m  
 Total = 966 sq ft / 89.6 sq m  
 For identification only - Not to scale

Deenofes restricted head height



### ENTRANCE HALL

**SITTING/DINING ROOM** 19' 10" x 14' 6" (6.05m x 4.42m)

**KITCHEN** 9' 0" x 6' 6" (2.74m x 1.98m)

**BEDROOM 1** 15' 8" x 14' 3" (4.78m x 4.34m)

**BEDROOM 2** 11' 1" x 10' 4" (3.38m x 3.15m)

**BEDROOM 3** 13' 2" x 8' 3" (4.01m x 2.51m)

### LANDING

### BATHROOM

**GARDEN** 26' 3" x 12' 1" (8m x 3.68m)

**157 YEARS REMAINING ON LEASE**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Paul Graham. REF: 1458724



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

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