



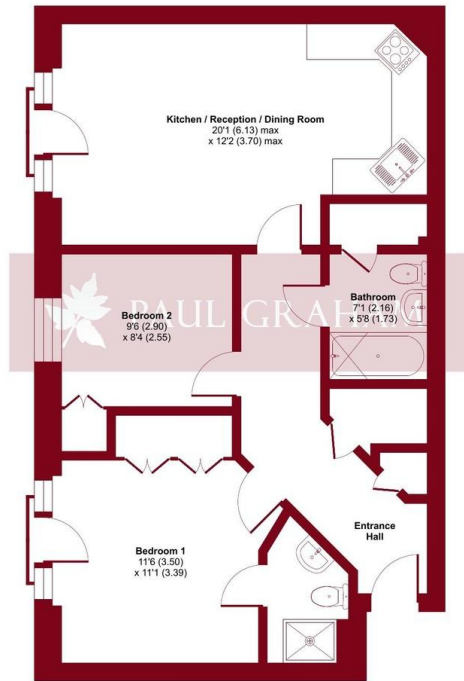
29 Waterside Court, Millpond Place, Carshalton, SM5 2JT | **Guide Price £335,000 Leasehold**

A superb two bedroom, two bathroom modern apartment set within the highly desirable and rarely available Waterside Court on Millpond Place. Positioned on the first floor and offered in good condition throughout, the property comprises a spacious open-plan kitchen/reception/dining room, two bedrooms, a family bathroom and an en-suite shower room to the principal bedroom. Further benefits include private allocated parking, a useful storage shed and a 100 year lease, making this an ideal opportunity for first-time buyers, professionals or investors alike.



Millpond Place, Carshalton, SM5

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



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Paul Graham, REF: 1511661

Millpond Place is ideally situated just moments from Carshalton Train Station, providing excellent transport links into London, while Carshalton Village is also within easy reach with its selection of independent shops, cafés and restaurants. The property is perfectly placed for enjoying the surrounding Grove Park, The Ponds and local green spaces, offering a fantastic balance of convenience and lifestyle.

ENTRANCE HALL

KITCHEN/RECEPTION/DINING ROOM 20' 1" x 12' 2" (6.12m x 3.71m)

BEDROOM 1 11' 6" x 11' 1" (3.51m x 3.38m)

ENSUITE SHOWER ROOM

BEDROOM 2 9' 6" x 8' 4" (2.9m x 2.54m)

BATHROOM 7' 1" x 5' 8" (2.16m x 1.73m)

PRIVATE ALLOCATED PARKING

100 YEAR LEASE



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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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