

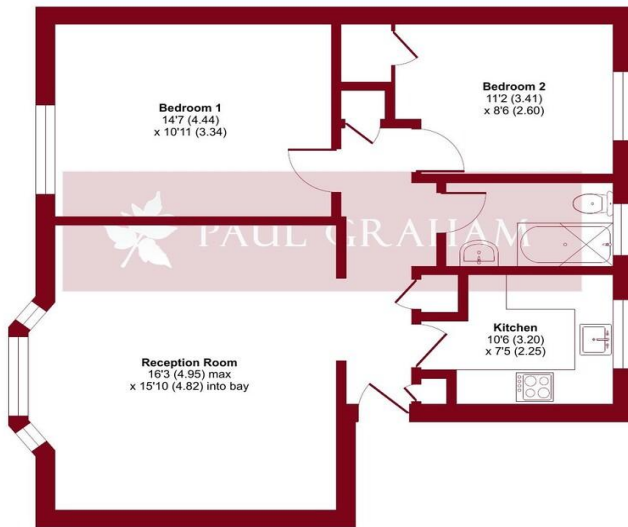


## 33 Sycamore Close, Carshalton, SM5 2PS | **Guide Price £340,000 Share of Freehold**

Ideally situated in the heart of Carshalton Village, moments from Carshalton Station, this spacious two-double-bedroom first-floor apartment enjoys a superb position within a well-kept private gated development. Offering a generous bay-fronted living/dining room, separate kitchen, garage en-bloc and residents' parking, the property also benefits from a share of freehold and a very long lease.

## Sycamore Close, Carshalton, SM5

Approximate Area = 716 sq ft / 66.5 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). Produced for Paul Graham. REF: 1530613. © nchecom 2026.

## ENTRANCE HALL

RECEPTION ROOM 16' 3" x 15' 10" (4.95m x 4.83m)

KITCHEN 10' 6" x 7' 5" (3.2m x 2.26m)

BEDROOM 1 14' 7" x 10' 11" (4.44m x 3.33m)

BEDROOM 2 11' 2" x 8' 6" (3.4m x 2.59m)

BATHROOM

GARAGE EN-BLOC

RESIDENTS PARKING

GATED DEVELOPMENT

COMMUNAL GARDENS

SHARE OF FREEHOLD



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             |         | 82 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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