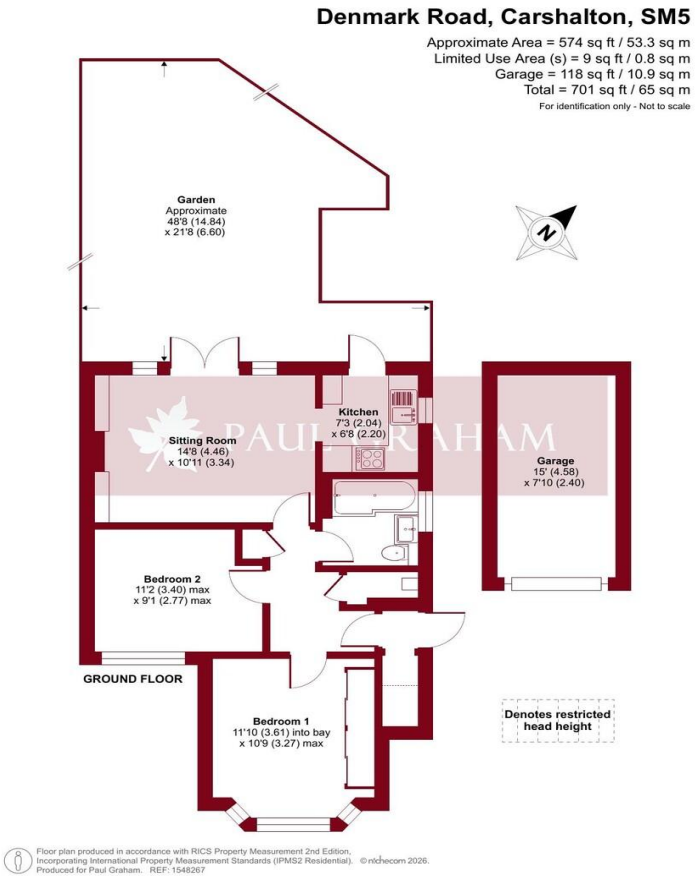






92 Denmark Road, Carshalton, SM5 2JW | **Guide Price £330,000 Leasehold**

A beautifully presented 2 bedroom ground floor maisonette with parking and a garage. The property as an extended lease, features its own private front door, a bright lounge, a well appointed kitchen, and a modern bathroom. Outside there is a private rear garden, a private garage en bloc with additional parking to the front of the property.



ENTRANCE HALL

SITTING ROOM 14' 8" x 10' 11" (4.47m x 3.33m)

KITCHEN 7' 3" x 6' 8" (2.21m x 2.03m)

BEDROOM 1 11' 10 " x 10' 9 " (3.61m x 3.28m) Max into bay.

BEDROOM 2 11' 2" x 9' 1" (3.4m x 2.77m) Max

BATHROOM

PARKING TO FRONT

GARDEN 48' 8" x 21' 8" (14.83m x 6.6m)

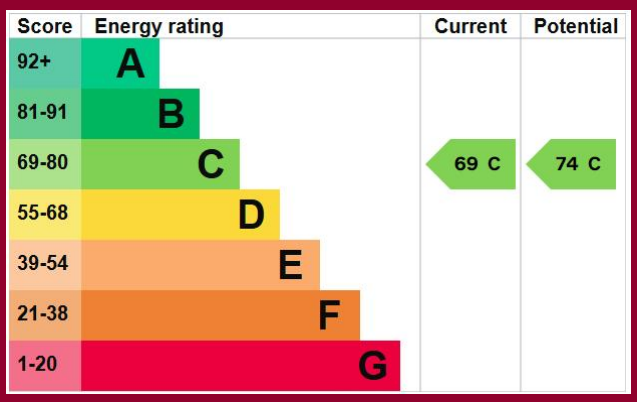
GARAGE

LEASE WITH 176 YEARS REMAINING





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.



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