



PAUL GRAHAM



25 Palmerston Road, Carshalton, SM5 2JZ | **Guide Price £379,950**

A well presented 2 bedroom terraced cottage with an upstairs bathroom and an additional wet room on the ground floor. The property is situated in a cul-de-sac close in Carshalton Village and within walking distance of the station, High Street shops, popular schools and fantastic parks.

Palmerston Road, Carshalton SM5 2JZ

Approximate Gross Internal Area  
79 sq m / 850 sq ft



Ground Floor

First Floor

Illustration for identification purposes only. measurements are approximate, not to scale. FloorplansUsketch.com © 2014 (ID112616)

## ENTRANCE PORCH

**LOUNGE** 11' 9" x 11' 2" (3.58m x 3.4m)

**DINING ROOM** 12' 2" x 10' 9" (3.71m x 3.28m)

**KITCHEN** 10' 5" x 7' 4" (3.18m x 2.24m)

**WET ROOM WITH WC**

## 1ST FLOOR LANDING

**BEDROOM 1** 11' 9" x 11' 9" (3.58m x 3.58m)

**BEDROOM 2** 11' 9" x 11' (3.58m x 3.35m)

**BATHROOM** Off bedroom 2

**GARDEN**



**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.

**Energy Performance Certificate**

25, Palmerston Road, CARSHALTON, SM5 2JZ

Dwelling type: Mid-terrace house  
Date of assessment: 20 June 2014  
Date of certificate: 20 June 2014

Reference number: 8124-7726-3026-1210-6922  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 72 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 1,974
Over 3 years you could save		£ 546

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 192 over 3 years	You could save £ 546 over 3 years
Heating	£ 1,485 over 3 years	£ 1,104 over 3 years	
Hot Water	£ 273 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 1,974</b>	<b>£ 1,428</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 321	Yes
2 Floor insulation	£800 - £1,200	£ 69	Yes
3 Low energy lighting for all fixed outlets	£25	£ 72	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/homeenergy](http://www.direct.gov.uk/homeenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

## 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

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