



PAUL GRAHAM



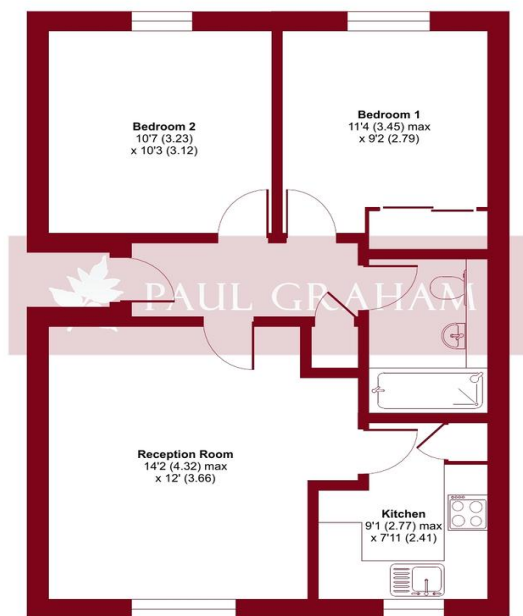
**8 Philips Close, Carshalton, SM5 2FE | Guide Price £260,000 Leasehold**

The property is conveniently situated for Hackbridge station and Tramlink whilst being shielded from main roads in a secluded development off Culvers Avenue. The property has been improved by the current owners and is presented in good decorative order with modern kitchen and bathroom. Outside is residents parking.



## Philips Close, Carshalton, SM5

Approximate Area = 581 sq ft / 53.9 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: 1312047

## ENTRANCE HALL

**RECEPTION ROOM** 14' 2" x 12' (4.32m x 3.66m)  
Max

**KITCHEN** 9' 1" x 7' 11" (2.77m x 2.41m)

**BEDROOM 1** 11' 4" x 9' 2" (3.45m x 2.79m)  
Max

**BEDROOM 2** 10' 7" x 10' 3" (3.23m x 3.12m)

## BATHROOM

## RESIDENTS PARKING

**159 YEARS REMAINING ON 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		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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