



PAUL GRAHAM



1 Stanhope Road, Carshalton, SM5 4LH | **Guide Price £325,000 Leasehold**

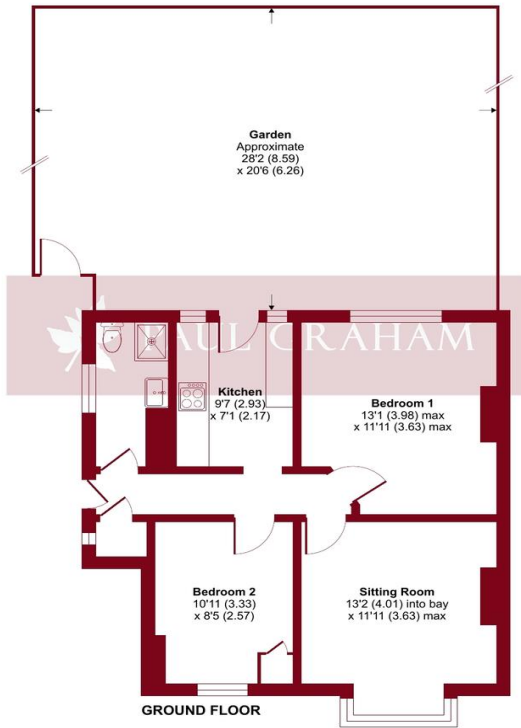
This well-presented two-bedroom ground floor maisonette is offered to the market in good condition throughout. The property benefits from a spacious reception room with bay window, a fitted kitchen and bathroom, and two well-proportioned bedrooms. The layout is practical and flows well, making it an ideal choice for first-time buyers, downsizers, or investors alike. Externally, the property provides off-street parking for one car and a private rear garden perfect for relaxing or entertaining.



Stanhope Road, Carshalton, SM5

Approximate Area = 582 sq ft / 54 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncbhcom 2025. Produced for Paul Graham. REF: 1343035

ENTRANCE HALL

SITTING ROOM 13' 2" x 11' 11" (4.01m x 3.63m)

KITCHEN 9' 7" x 7' 1" (2.92m x 2.16m)

BEDROOM 1 13' 1" x 11' 11" (3.99m x 3.63m)

BEDROOM 2 10' 11" x 8' 5" (3.33m x 2.57m)

BATHROOM

CUPBOARD

GARDEN 28' 8" x 20' 6" (8.74m x 6.25m)

OFF ROAD PARKING

NO ONWARD CHAIN



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 | 73 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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