



PAUL GRAHAM

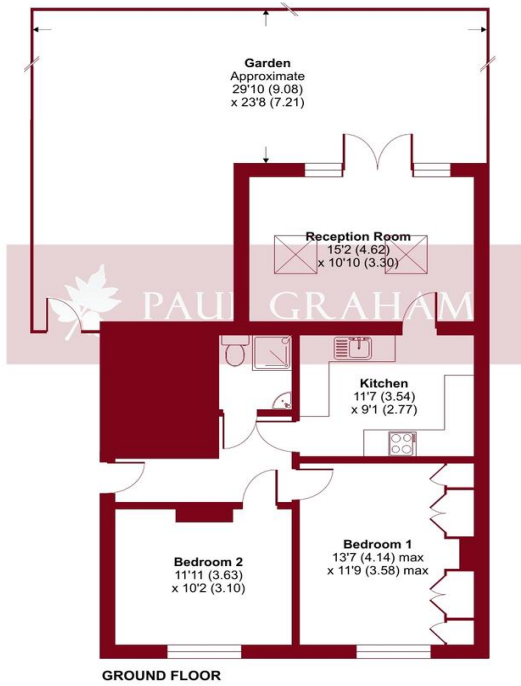


## 207 Thornton Road, Carshalton, SM5 1NG | **Guide Price £300,000 Leasehold**

This well-presented two double bedroom ground floor maisonette has been extended to the rear and offers generous living space throughout. The property features a modern separate kitchen, a spacious living room, and a large, sunny rear garden with side access – perfect for relaxing or entertaining. With a long lease of 171 years and offered to the market with no onward chain, it's an ideal choice for first-time buyers, downsizers, or investors alike.

## Thornton Road, Carshalton, SM5

Approximate Area = 674 sq ft / 62.6 sq m  
For identification only - Not to scale



### ENTRANCE HALL

**RECEPTION ROOM** 15' 2" x 10' 10" (4.62m x 3.3m)

**KITCHEN** 11' 7" x 9' 1" (3.53m x 2.77m)

**BEDROOM 1** 13' 7" x 11' 9" (4.14m x 3.58m)

**BEDROOM 2** 11' 11" x 10' 2" (3.63m x 3.1m)

### BATHROOM

**GARDEN** 29' 10" x 23' 8" (9.09m x 7.21m)

**171-YEAR LEASE**

**NO ONWARD CHAIN**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Paul Graham. REF: 1329481



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

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