

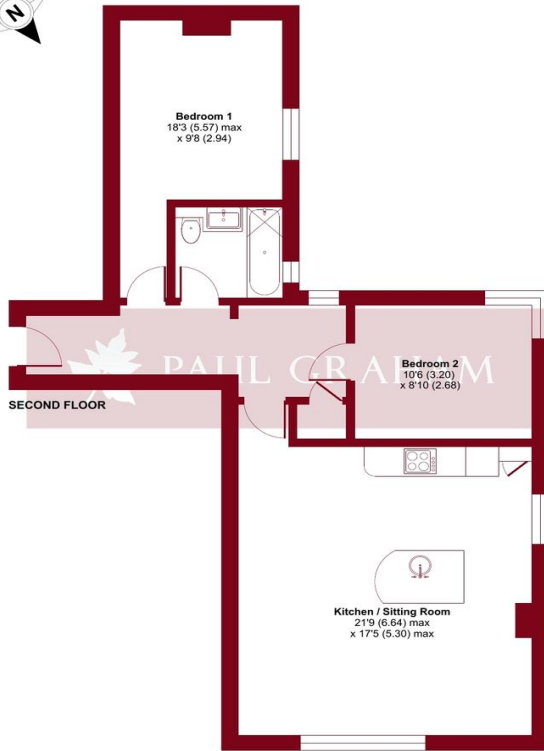


Flat 5 Westcroft Court, Carshalton, SM5 2AU | **£399,950 Share of Freehold**

A beautifully presented first-floor two bedroom period apartment located in the heart of Carshalton Village, offering an exceptional blend of style, character and convenience. This stunning home benefits from spacious, light-filled interiors, elegant décor, a share of freehold and two allocated parking spaces. Positioned just moments from local shops, eateries, green spaces and excellent schools, and with superb transport links into London, it provides an ideal opportunity for buyers seeking a refined, move-in-ready property with no onward chain.

Westcroft Road, Carshalton, SM5

Approximate Area = 727 sq ft / 67.5 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). Produced for Paul Graham. REF: 1380887. © nchecom 2025.

ENTRANCE HALL

KITCHEN/SITTING ROOM 21' 9" x 17' 5"
(6.63m x 5.31m)

BEDROOM 1 18' 3" x 9' 8" (5.56m x 2.95m)

BEDROOM 2 10' 6" x 8' 10" (3.2m x 2.69m)

BATHROOM

COMMUNAL GARDEN

TWO ALLOCATED PARKING SPACES

SHARE OF FREEHOLD

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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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