

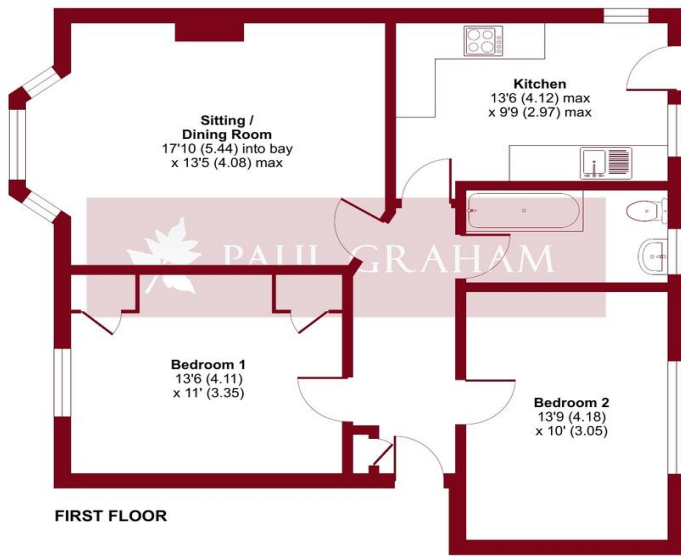


21 Beechwood Court, West Street Lane, SM5 2PZ | **Guide Price £325,000 - £335,000 Leasehold**

A superb two-bedroom first-floor apartment set within the sought-after Beechwood Court, right in the heart of Carshalton Village. The property features two double bedrooms, a bright living room, fully fitted eat-in kitchen with balcony access, and parquet flooring throughout. Offered with no onward chain and just moments from Carshalton's historic Ponds and Grove Park, it combines charm, convenience, and village living.

Beechwood Court, West Street Lane, Carshalton, SM5

Approximate Area = 788 sq ft / 73.2 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING/DINING ROOM 17' 10" x 13' 5" (5.44m x 4.09m)

KITCHEN/BREAKFAST ROOM 13' 6" x 9' 9" (4.11m x 2.97m)

BEDROOM 1 13' 6" x 11' 0" (4.11m x 3.35m)

BEDROOM 2 13' 9" x 10' 0" (4.19m x 3.05m)

BATHROOM

BALCONY Use of, Not Demised

1ST FLOOR

NON-ALLOCATED RESIDENTS PARKING

LEASE 101 YEARS

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: 1344757



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	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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