



PAUL GRAHAM



## 56 Vellum Drive, Carshalton, SM5 2TP | **Guide Price £325,000 Leasehold**

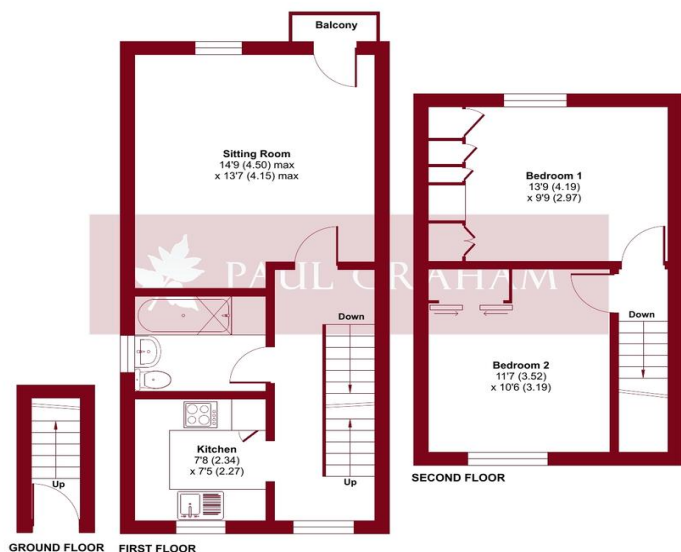
This well-presented two-bedroom split-level maisonette offers a fantastic blend of space and convenience. Situated on the first floor, the property features a bright and airy living area with direct access to a private balcony, perfect for relaxing outdoors. The home also benefits from a private garden, allocated parking, and a long lease of 961 years, making it an excellent long-term investment.



Vellum Drive, Carshalton, SM5

Approximate Area = 719 sq ft / 66.7 sq m

For identification only - Not to scale



## ENTRANCE HALL

**SITTING ROOM** 14' 9" x 13' 7" (4.5m x 4.14m)

## BALCONY

**KITCHEN** 7' 8" x 7' 5" (2.34m x 2.26m)

## BATHROOM

## BEDROOM 1

**BEDROOM 2** 11' 7" x 10' 6" (3.53m x 3.2m)

## GARDEN

## ALLOCATED PARKING

## LONG LEASE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2025. Produced for Paul Graham. REF: 1258277



**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
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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