



PAUL GRAHAM

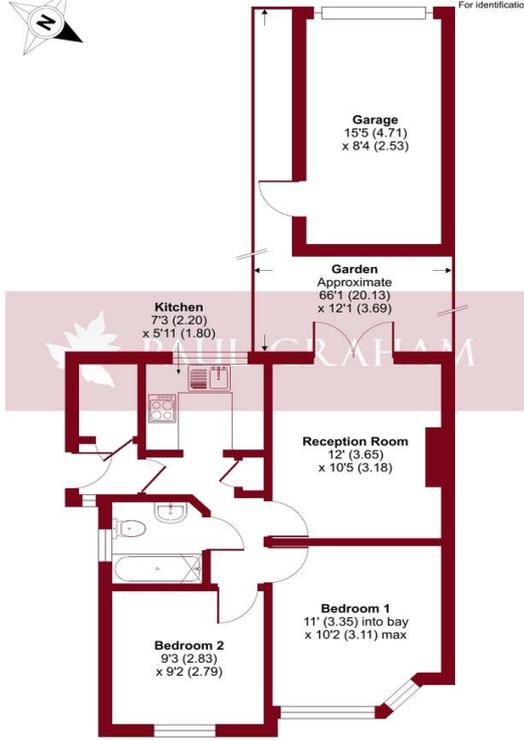


121 Green Wrythe Lane, Carshalton, SM5 2ST | **Guide Price £300,000 - £310,000 Leasehold**

This superb two-bedroom ground-floor maisonette offers an inviting blend of comfort and practicality. Boasting a bright reception room with a charming bay window, this home provides ample space for relaxation and entertaining. The well-appointed kitchen is efficiently designed, making the most of its compact dimensions. Two generously sized bedrooms and a modern bathroom complete the interior, all presented in excellent condition. Adding to its appeal, the property benefits from private front and rear gardens, ideal for outdoor enjoyment, as well as a rear garage for secure parking and additional storage.

Green Wrythe Lane, Carshalton, SM5

Approximate Area = 496 sq ft / 46.1 sq m
 Garage = 128 sq ft / 11.9 sq m
 Total = 624 sq ft / 58 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nikhocom 2025. Produced for Paul Graham. REF: 1267003

ENTRANCE HALL

RECEPTION ROOM 12' 0" x 10' 5" (3.66m x 3.18m)

KITCHEN 7' 3" x 5' 11" (2.21m x 1.8m)

BEDROOM 1 11' 0" x 10' 2" (3.35m x 3.1m)

BEDROOM 2 9' 3" x 9' 2" (2.82m x 2.79m)

BATHROOM

GARDEN 66' 1" x 12' 1" (20.14m x 3.68m)

GARAGE 15' 5" x 8' 4" (4.7m x 2.54m)

NO SERVICE CHARGE

GROUND RENT £125 PA

LEASE 87 YEARS



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		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
 62 - 64 High Street
 Carshalton
 Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
 3 Wallington Square
 Woodcote Road
 Wallington
 Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk