



PAUL GRAHAM

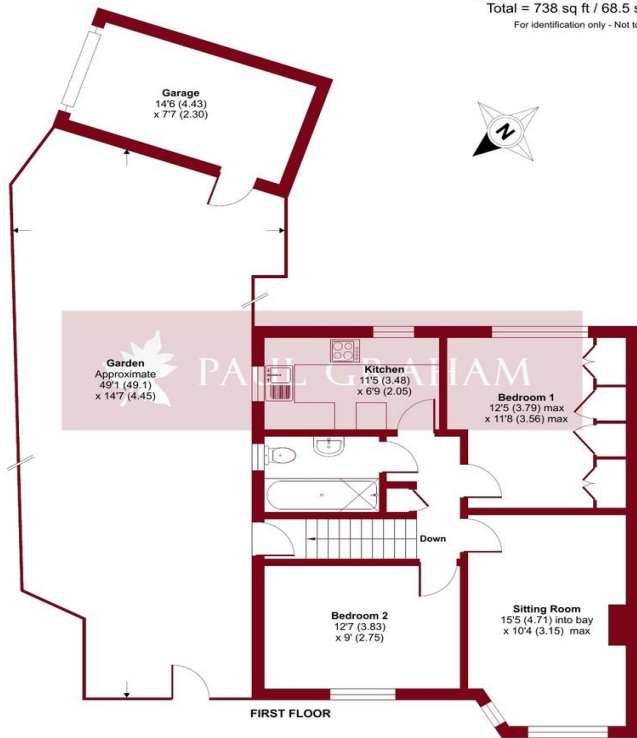


68 Colston Avenue, Carshalton, SM5 2NU | **£350,000 Share of Freehold**

This beautifully presented two-bedroom first-floor maisonette offers bright and spacious living in a sought-after location. Featuring two generous double bedrooms, the property is in excellent condition throughout, boasting a modern kitchen and bathroom. A large loft provides valuable additional storage, while the private landscaped garden, off-road parking, and garage further enhance its appeal. Ideally situated just moments from Carshalton Station and the charming village, this home offers superb convenience. Excellent local schools, parks, and green spaces, including Grove Park and The Ponds, are all within easy reach. With a variety of shops, cafes, and transport links nearby.

Colston Avenue, Carshalton, SM5

Approximate Area = 628 sq ft / 58.3 sq m
Garage = 110 sq ft / 10.2 sq m
Total = 738 sq ft / 68.5 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 15' 5" x 10' 4" (4.7m x 3.15m)

KITCHEN 11' 5" x 6' 9" (3.48m x 2.06m)

BEDROOM 1 12' 5" x 11' 8" (3.78m x 3.56m)

BEDROOM 2 12' 7" x 9' 0" (3.84m x 2.74m)

BATHROOM

LOFT

GARDEN 49' 1" x 14' 7" (14.96m x 4.44m)

GARAGE 14' 6" x 7' 7" (4.42m x 2.31m)

SHARE OF FREEHOLD

932 YEAR LEASE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Paul Graham. REF: 1269905



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	64 D	
39-54	E		
21-38	F		
1-20	G		

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