



PAUL GRAHAM



94 Denmark Gardens, Carshalton, SM5 2JN | **£340,000 Leasehold**

This bright and spacious three-bedroom split-level maisonette offers well-balanced accommodation arranged over two floors, making it an ideal home for families or professionals. The property is presented in good condition throughout and features a generous sitting room, a modern kitchen, and three well-proportioned bedrooms. Additional benefits include permit parking and two useful outbuildings offering external storage space.

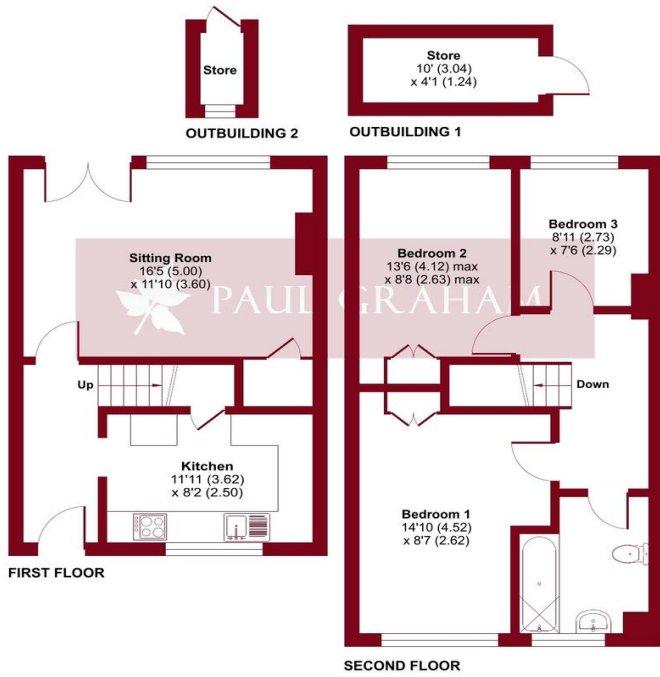
Denmark Gardens, Carshalton, SM5

Approximate Area = 866 sq ft / 80.5 sq m

Outbuildings = 52 sq ft / 4.8 sq m

Total = 918 sq ft / 85.3 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). © nchcom 2025. Produced for Paul Graham. REF: 1299837



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

ENTRANCE HALL

KITCHEN 11' 11" x 8' 2" (3.63m x 2.49m)

SITTING ROOM 16' 5" x 11' 10" (5m x 3.61m)

LANDING

BEDROOM 1 14' 10" x 8' 7" (4.52m x 2.62m)

BEDROOM 2 13' 6" x 8' 8" (4.11m x 2.64m)

BEDROOM 3 8' 11" x 7' 6" (2.72m x 2.29m)

BATHROOM

EXTERNAL STORAGE CUPBOARD

EXTERNAL STORAGE CUPBOARD

171-YEAR LEASE

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