



PAUL GRAHAM



## 85 Vellum Drive, Carshalton, SM5 2TT | **Guide Price £260,000 Leasehold**

Set across three floors, this two-bedroom split-level 1st floor maisonette offers a fantastic opportunity for buyers looking to refurbish and add value. The first floor comprises a bright sitting room with access to a private balcony, a separate kitchen, and a bathroom. Upstairs, you'll find two well-proportioned bedrooms. Additional benefits include allocated parking and a long lease of 961 years.

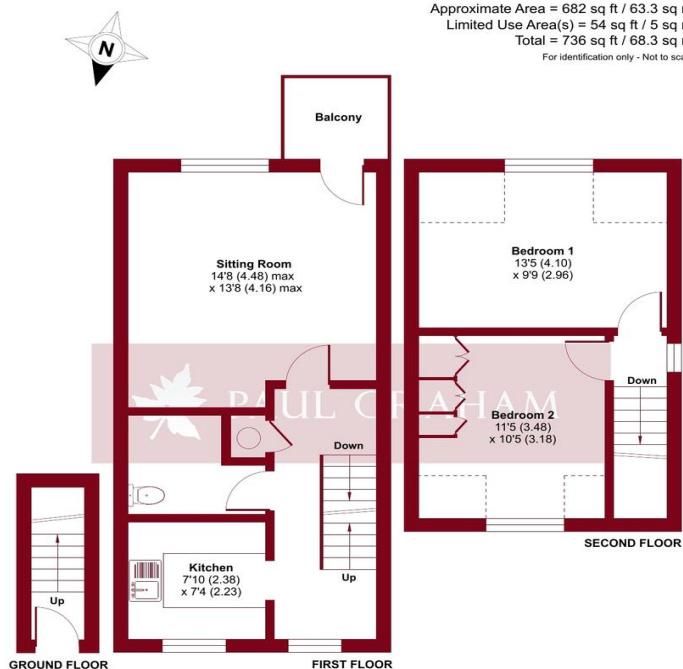
## Vellum Drive, Carshalton, SM5

Approximate Area = 682 sq ft / 63.3 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

Total = 736 sq ft / 68.3 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). © ncbhcom 2025. Produced for Paul Graham. REF: 1305579

## ENTRANCE HALL

## LANDING

**SITTING ROOM** 14' 8" x 13' 8" (4.47m x 4.17m)

**KITCHEN** 7' 10" x 7' 4" (2.39m x 2.24m)

## BATHROOM

## BALCONY

**BEDROOM 1** 13' 5" x 9' 9" (4.09m x 2.97m)

**BEDROOM 2** 11' 5" x 10' 5" (3.48m x 3.18m)

## NO ONWARD CHAIN

## LONG LEASE 961 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		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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