





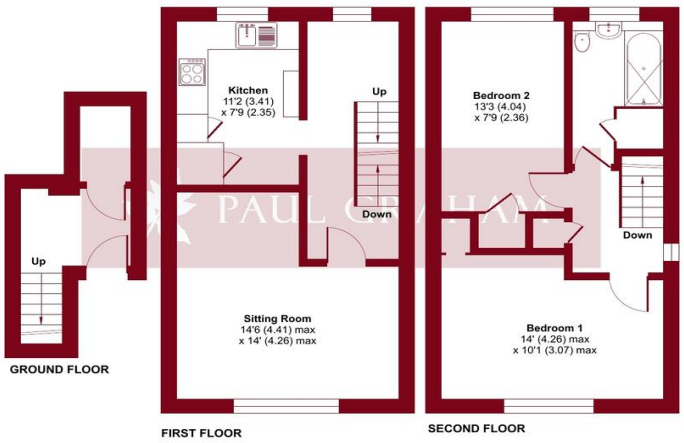
108 Culvers Avenue, Carshalton, SM5 2BD | **Guide Price £300,000 - £320,000 Share of Freehold**

A beautifully presented share of freehold two-bedroom split-level maisonette with its own private front door and an exceptionally long lease of approximately 970 years. Offering the feel of a house, this spacious home boasts a generous living room, modern kitchen, two double bedrooms, excellent storage and is conveniently located for transport links, local amenities and highly regarded schools.

Culvers Avenue, Carshalton, SM5

Approximate Area = 808 sq ft / 75 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). ©nichecom 2026. Produced for Paul Graham. REF: 1478426

ENTRANCE HALL

STORE

LANDING

SITTING ROOM 14' 6" x 14' 0" (4.42m x 4.27m)

KITCHEN 11' 2" x 7' 9" (3.4m x 2.36m)

LANDING

BEDROOM 1 14' 0" x 10' 1" (4.27m x 3.07m)

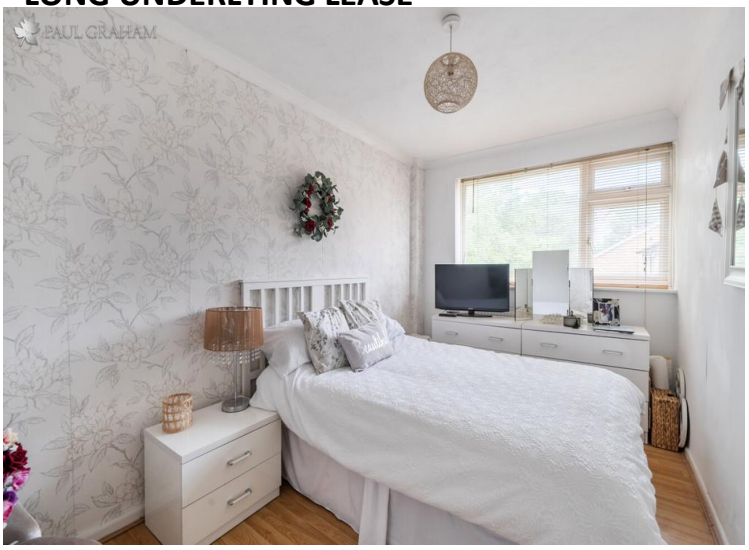
BEDROOM 2 13' 3" x 7' 9" (4.04m x 2.36m)

BATHROOM

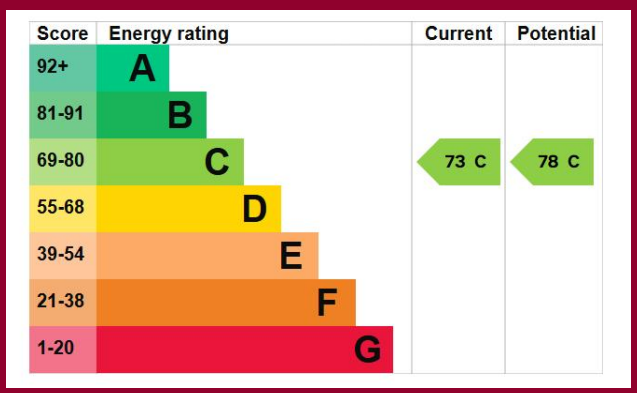
SHARE OF FREEHOLD

LONG UNDERLYING LEASE





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.



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