



**JAMES  
ANDERSON**



# FOR SALE

# £700,000

**Carlton Drive, London, SW15**

**Price Guide**

New to the market, a beautifully presented second floor modern apartment located within a striking development on Carlton Drive, Putney. Measuring just under 1000 Sq ft, the apartment is flooded with natural light, large windows and a great layout. It benefits from a very high energy rating, two private terraces and a landscaped garden for residents.

The open plan living space is an excellent size, ideal for entertaining with direct access to one of the terraces which overlooks Carlton Drive. The kitchen is a high specification, fully equipped with Siemens appliances, undercounter lighting and quartz worktops. A utility room is just off the hallway, providing storage, a washing machine and a W.C. Both bedrooms are doubles and overlook the communal garden, they feature private bathrooms and direct access to a terrace.

This striking development was redeveloped in 2016, the developer opted for an Art deco style. The building is self managed by the residents and very well maintained. Parking is available on street and permits can be obtained at Wandsworth Council.

Carlton Drive is a short walk from East Putney underground station and both Putney and Wandsworth Town rail stations. Close to the green open spaces and woods of Putney Heath, the development is also close to

-  Two spacious double bedrooms
-  Two bathrooms, one en-suite
-  Large open plan reception room
-  High specification kitchen, siemens appliances
-  Epc rating B - council tax band E - Leasehold 117 years remain
-  Opposite Putney High School for girls
-  Moments from Putney High Street
-  Two balconies, landscaped communal gardens
-  Utility room, tonnes of storage
-  976 Sq Ft



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

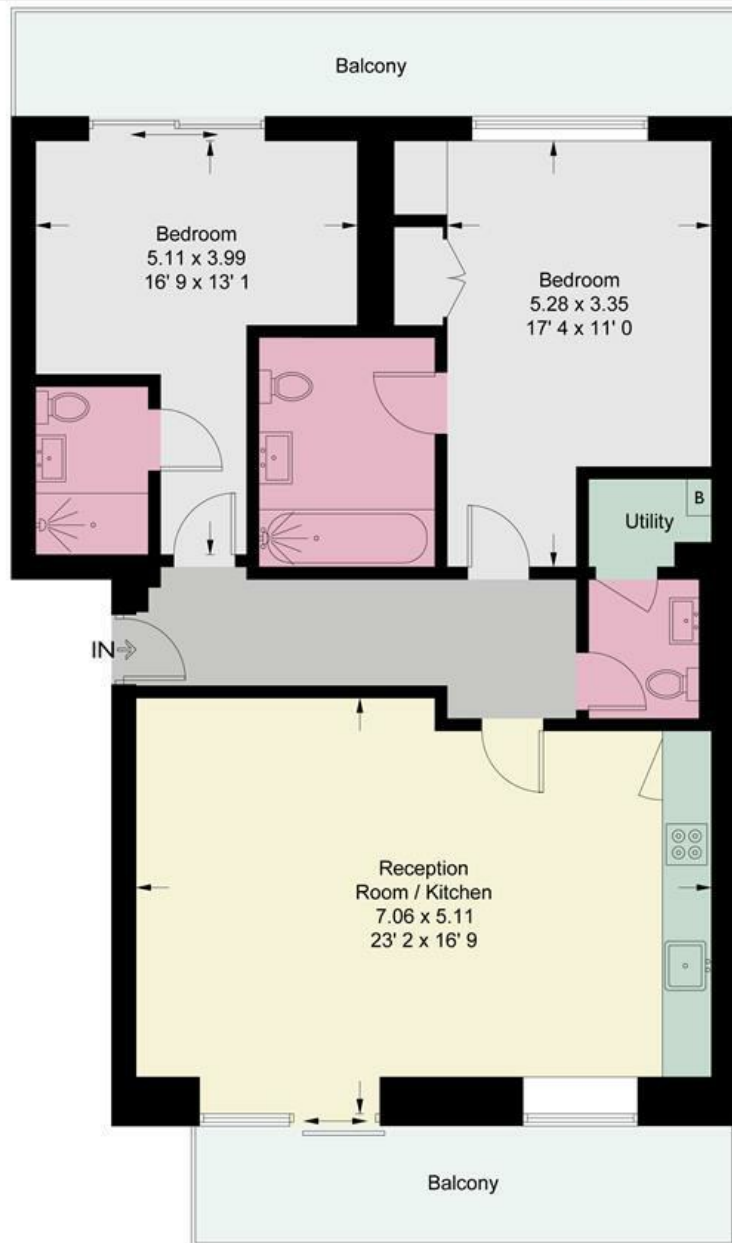
**0208 785 4400**

# Carlton Drive

Approximate Gross Internal Area = 976 sq ft / 90.7 sq m



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**Second Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>90</b>	<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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