

# FOR SALE

## £495,000

## Carlton Drive, London, SW15

A spacious, split-level two bedroom purpose built flat located on Carlton Drive just moments from East Putney Underground.

The property measures 798 Sq ft, presented in excellent condition throughout with no onward chain. The entrance to the flat is located on the second floor of the building, and comprises a light and spacious kitchen/breakfast room to the front, a separate utility room, storage cupboard and a generously-sized reception room to the rear. This room has views overlooking the communal gardens. A staircase leads up to the third floor and the main bedroom, which is located to the rear of the property and has a balcony. There is a family bathroom with a separate

shower room, and second double bedroom to the front of the flat. The development also has off-street parking and a visitor parking permit for the residents

Ashcombe Court is located on Carlton Drive giving fantastic access to both East Putney underground (approx. 0.2 miles away) and Putney mainline station on Putney High street (approx. 0.4 miles away). Carlton Drive also connects to Putney Hill providing easy access to the A3. There are a plethora of shops, coffee shops and restaurants on the Upper Richmond road, at the junction with Carlton Drive, including a Little Waitrose, Cooperative supermarket, and Costa coffee shop



Two double bedrooms



Bathroom with separate shower



Eat-in kitchen/diner

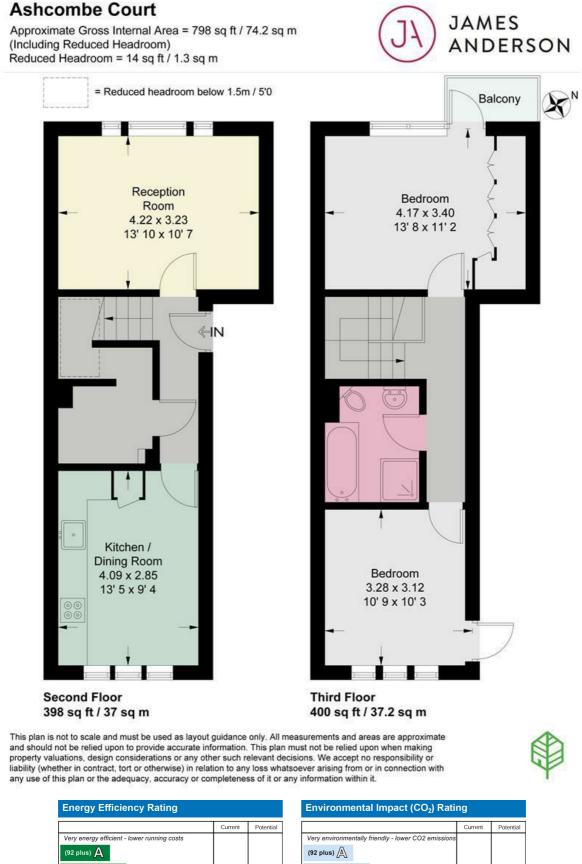


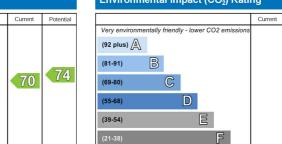
EPC rating C - council tax band D - leasehold, 94 years remain

- Moments from the Underground
- £1819 service charge PA peppercorn ground rent
- Residents parking permit available
- Split level, 798 Sq ft
- No onward chain, ideal first time purchase



### 0208 785 4400





Not environmentally friendly - higher CO2 emissio

**England & Wales** 

D

Not energy efficient - higher running costs

**England & Wales** 

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EU Directiv

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