



**JAMES  
ANDERSON**



## 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



Spacious reception room, west facing



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



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

**0208 785 4400**

# Ashcombe Court

Approximate Gross Internal Area = 798 sq ft / 74.2 sq m  
 (Including Reduced Headroom)  
 Reduced Headroom = 14 sq ft / 1.3 sq m



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>			
(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	70	74

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

