



JAMES
ANDERSON



FOR SALE

41, Carlton Drive, London, SW15

A stunning split level three bedroom period conversion flat with huge vaulted ceilings, two bathrooms, two private terrace's and underground parking.

This incredible property measures 1119 Sq Ft is situated on the second floor within an imposing detached Victorian house. A stand out feature is the generously proportioned open plan living room, highlighted by vaulted ceilings which creates a sense of grandeur and airiness. The kitchen which forms part of this space is a contemporary and fully equipped with Miele integrated appliances. Additionally, there is another room, a versatile space which could serve as a home office, games room or spare bedroom for visiting guests. This room also benefits from access to a south facing private terrace.

Further down the hallway are two modern bathrooms, one which serves as an En-suite to the main bedroom with a double vanity unit and a bath. The main bedroom has fitted wardrobes, access to a small terrace and feature bay window overlooking the back of the development. The third floor comprises a mezzanine bedroom overlooking the sitting room, a very cool space.

Outside are well maintained communal grounds with a beautiful pond, a cycle store in the basement and secure underground parking for one vehicle.

£850,000

Offers In Excess Of



Three Bedrooms



Two Bathrooms, One En-Suite



Vaulted Reception Room



Sleek Modern Kitchen, Miele Appliances



EPC Rating - D - Council Tax Band F - Share of Freehold



Superb Transport Links



Outstanding Local Schools



Two Private Terraces



Underground Parking, Bike Store, Communal Grounds



1119 Sq Ft, Share of Freehold



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

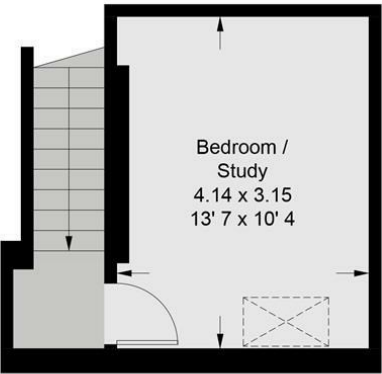
0208 785 4400

Carlton Drive

Approximate Gross Internal Area = 1119 sq ft / 104 sq m



Second Floor
935 sq ft / 86.9 sq m



Third Floor
184 sq ft / 17.1 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	72
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

