



**JAMES
ANDERSON**



FOR SALE

£900,000

Carlton Drive, London, SW15

A stunning split level two bedroom period conversion flat with two reception rooms, huge vaulted ceilings, two bathrooms, two private terrace's and off street parking.

This incredible property measures 1152 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, you benefit from a separate dining room with access to a south facing terrace. A versatile space which could serve as a home office, games room or spare bedroom for visiting guests.

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 front of the development. The third floor comprises mezzanine bedroom overlooking the sitting room with fitted wardrobes.

Outside are well maintained communal grounds, a cycle store in the basement and secure off street parking for residents.



Two Bedrooms



Two Bathrooms



Reception and Dining Room



Sleek Modern Kitchen, Miele Appliances



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



Superb Transport Links



Outstanding Local Schools



Private Terrace



Residents Off-Street Parking



1152 Sq Ft, No chain



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

0208 785 4400

Carlton Drive

Approximate Gross Internal Area = 1139 sq ft / 105.8 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 13 sq ft / 1.2 sq m
 Total = 1152 sq ft / 107 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		62	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		

