

# Butler's

thoughtful estate agency



Otter Drive  
Carshalton, SM5 2FH

Offers in the region of £325,000



# Otter Drive, Carshalton, SM5 2FH

Located in a highly regarded, recently built development, which is both close to Hackbridge train station and fantastic local amenities, this two bedroom, third floor, purpose built apartment has been sumptuously appointed to an excellent standard, offering an fantastic multi-purpose space that not only works for entertaining but also cosy nights in, nestling down with a good book, or catching up on those boxsets that you have been wanting to for a while now. When you're in the mood for the latter, the living room provides a tranquil setting, with it's fabulous proportions and elevated views. When things are a little bit more social, there's plenty of space for a dining table in the dining area, where you can have pre-dinner drinks as you finish off preparations for your meal, without missing out on the conversation as the kitchen is open plan - and what a kitchen it is! So well appointed it wouldn't feel out of place in a property costing twice as much. So what about the rest of the apartment? We are happy to report, things get even more luxurious. The bathroom is a phenomenal space to relax in after a hard day at work, having been installed with high end fittings, along with the bedrooms being so generously proportioned, with large windows and lots of space for your wardrobes. You'll probably find that bedtime will now become your favourite part of the whole day! As the apartment also comes with a large private balcony accessed from inside the property, we urge you to do one thing and book a viewing as there really is no compromise here. Just come with the expectation that you'll be falling head over heels in love!



## THIRD FLOOR

Hallway

Living/Dining Room/Kitchen  
 22'7 x 13'4 maximum (6.88m x 4.06m maximum)

Bedroom  
 20'3 x 8'6 maximum (6.17m x 2.59m maximum)

Bedroom  
 12'2 x 10'2 (3.71m x 3.10m)

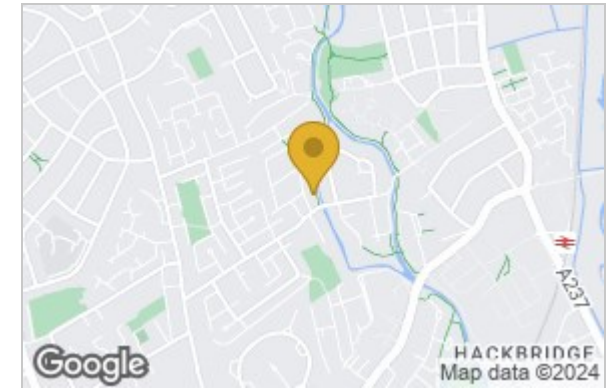
Bathroom

OUTSIDE

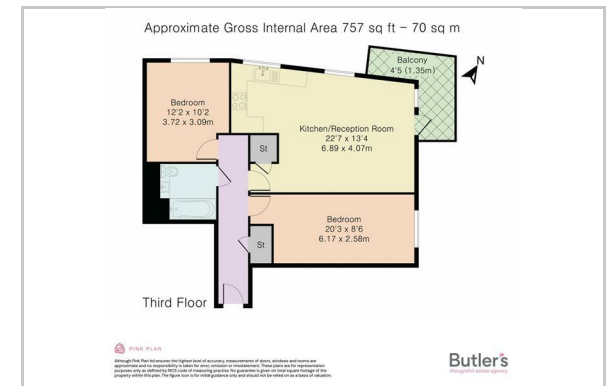
Residents Parking

Communal Grounds

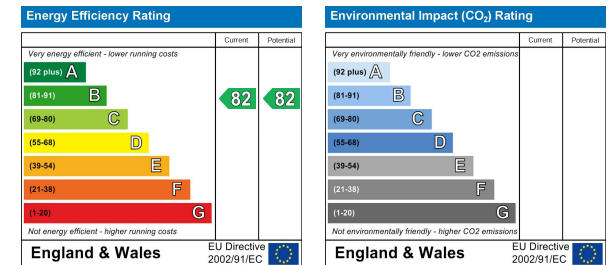
## Area Map



## Floor Plan



## Energy Efficiency Graph



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