



Carlton Drive, London, SW15 2BD

welcome to
Carlton Drive, London

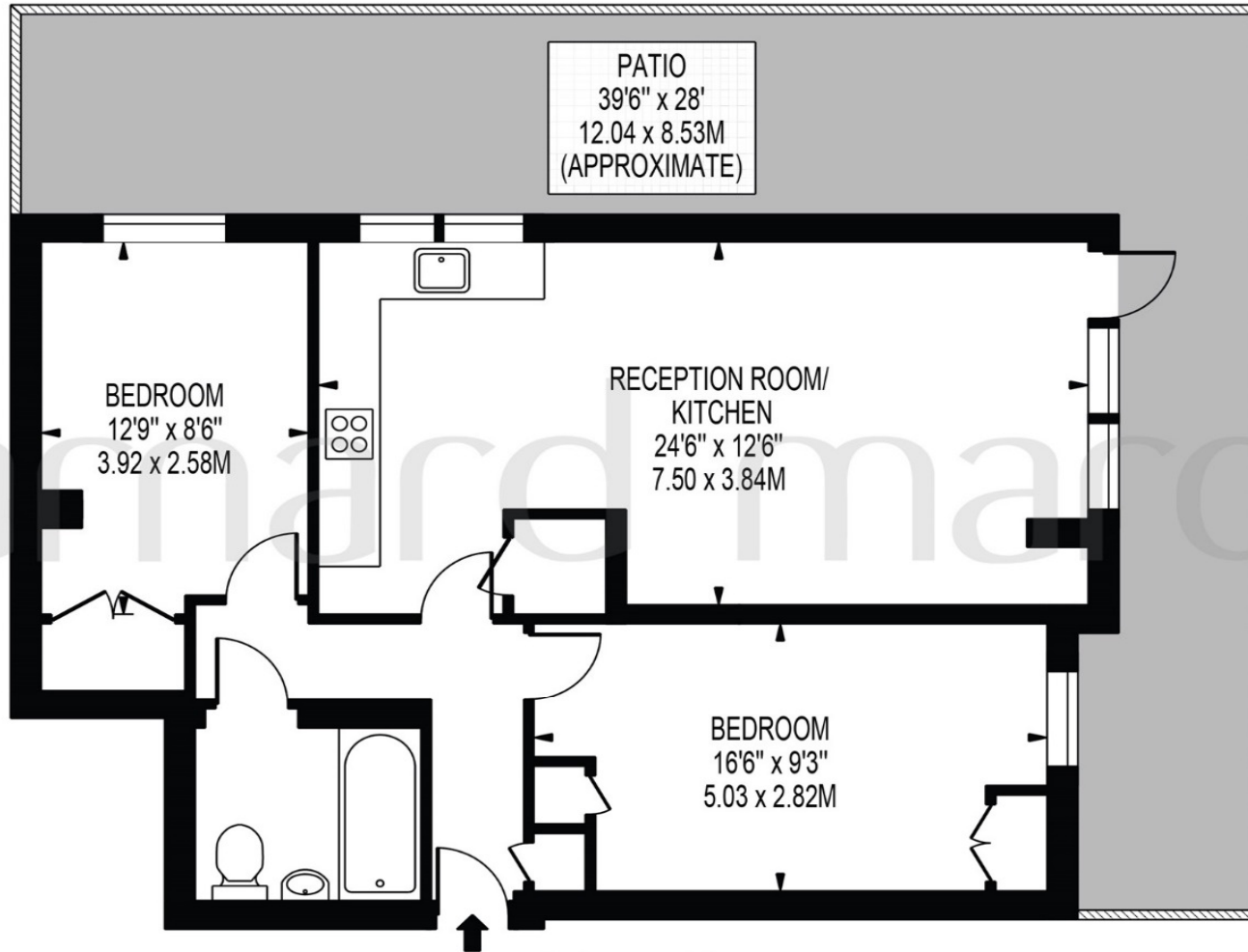
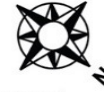
A fabulous ground floor purpose built flat ideally situated on a popular residential road close to East Putney Tube. Comprising of bright and spacious accommodation of almost 700 sq ft, the property benefits from a lovely open plan kitchen and reception space, two very generous double bedrooms, and a bathroom. There is ample storage throughout the flat, and further benefits include a large private decked area this is a real sun trap, and also from use of a lovely communal garden to the rear.

Carlton Drive is situated within a short distance of the shops, bars and restaurants on both Upper Richmond Road and Putney High Street, and Putney Rail station is also close by. This truly lovely flat would make an ideal first time of investment purchase, and an internal viewing is highly advised.



CARLTON DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 699 SQ FT - 64.98 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- Two Generous Bedrooms`
- Large Private Outside Space
- Long Lease
- Moments from East Putney Station
- Ground Floor

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 171 years from 24 Jun 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£515,000



view this property online [barnardmarcus.co.uk/Property/PUR107022](https://www.barnardmarcus.co.uk/Property/PUR107022)



Property Ref:
PUR107022 - 0007

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Please note the marker reflects the
postcode not the actual property



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