



Carlton Drive, Putney SW15 2BZ

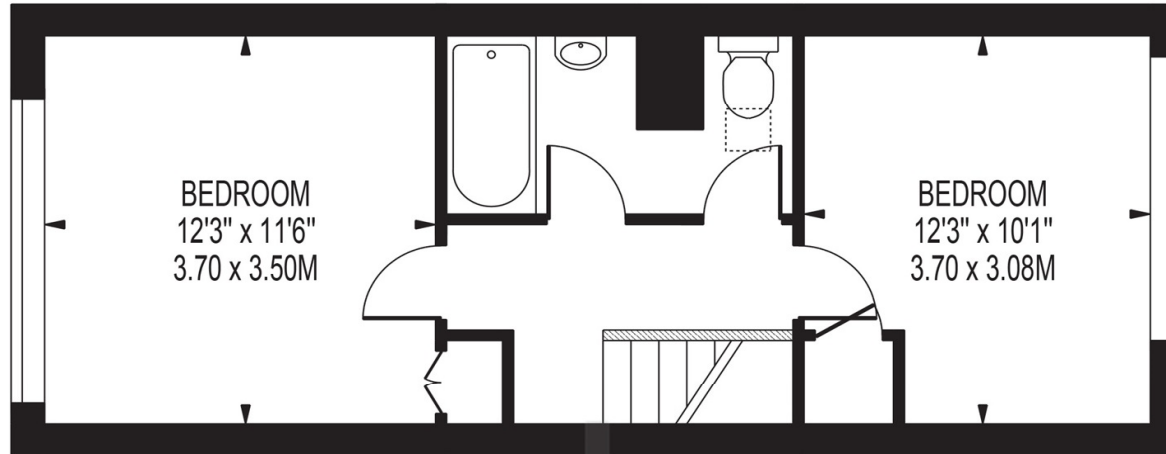
welcome to
Carlton Drive, Putney

A super split level, two double bedroom apartment, perfectly positioned on a highly regarded road moments from Putney High Street and stations. This excellent flat enjoys a beautiful modern fitted kitchen, spacious fully tiled bathroom, residents parking and is available with no onward chain.

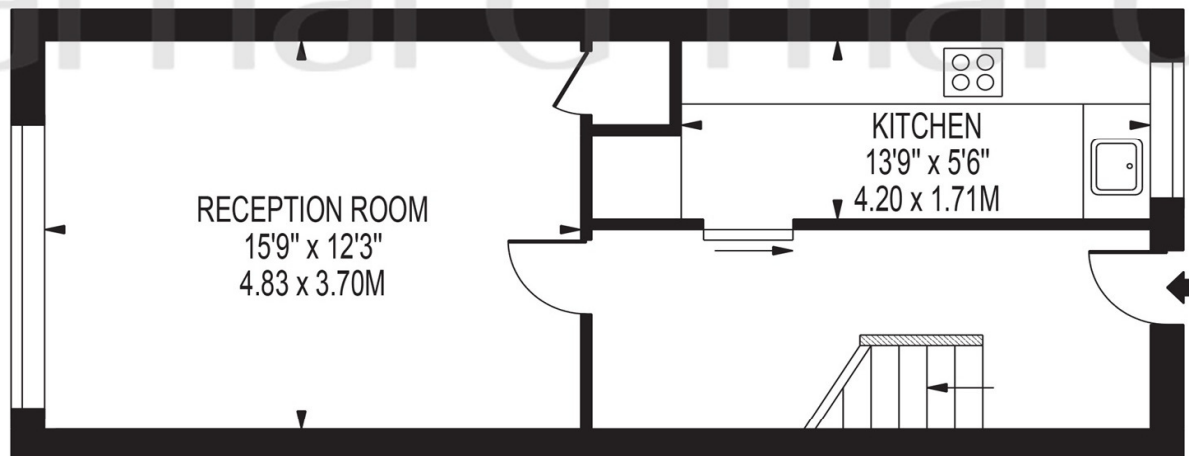


CARLTON DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 789 SQ FT - 73.26 SQ M



FOURTH FLOOR



THIRD 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.

welcome to

Carlton Drive, Putney

- Two Double Bedrooms
- Spacious & Bright Living Room
- Modern Fitted Kitchen with Integrated Appliances
- Low Monthly Service Charges
- Moments from Putney High Street & Stations

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1271.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Sep 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£475,000



view this property online barnardmarcus.co.uk/Property/PUR107336



Property Ref:
PUR107336 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 8785 3322



Putney@barnardmarcus.co.uk



155 Upper Richmond Road, Putney, LONDON,
SW15 2TX



barnardmarcus.co.uk

Please note the marker reflects the
postcode not the actual property