



## 36 Otter Drive, Carshalton, SM5 2FH | **Guide Price £315,000 Leasehold**

Introducing this stunning top-floor apartment boasting views across the iconic London skyline. Situated in a vibrant residential location, this property features two generously proportioned bedrooms, offering ample space. The modern kitchen and bathroom are elegantly designed, providing both style and functionality. The dual-aspect spacious living room bathes in natural light, creating a warm and inviting ambience for entertaining guests or unwinding after a long day. Step outside onto your private balcony and indulge in superb views stretching across the cityscape of London. With the added benefit of a long lease, this property ensures both security and peace of mind for years to come.

**Otter Drive, Carshalton, SM5**

Approximate Area = 740 sq ft / 68.7 sq m  
For identification only - Not to scale

**ENTRANCE HALL**

**KITCHEN/LIVING ROOM 18' 7" x 18' 3" (5.66m x 5.56m)**

**BEDROOM 1 12' 9" x 10' 2" (3.89m x 3.1m)**

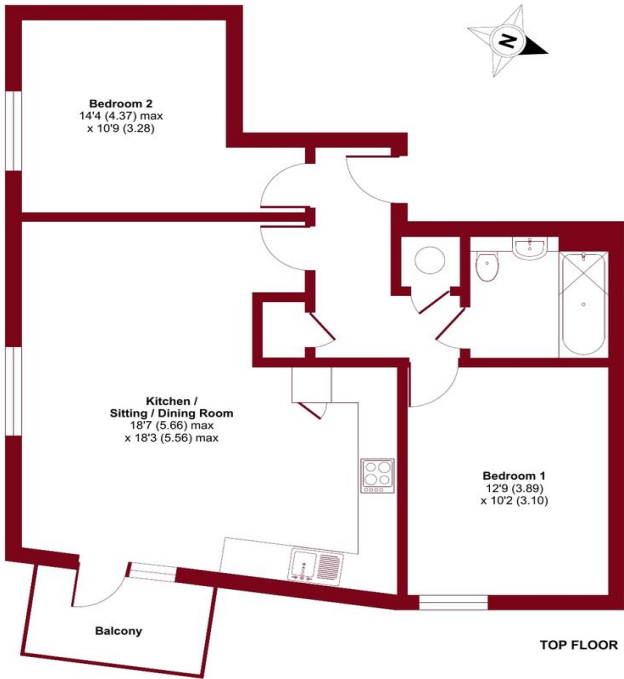
**BEDROOM 2 14' 4" x 10' 9" (4.37m x 3.28m)**

**BATHROOM**

**CUPBOARD**

**BALCONY**

**114 YEAR LEASE**



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chcom 2024. Produced for Paul Graham. REF: 1080103  
PAUL GRAHAM



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CARSHALTON**

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

**WALLINGTON**

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk