



28 Otter Drive, Carshalton, SM5 2FH | **Guide Price £300,000 Leasehold**

Guide Price £300,000 - £315,000. A beautifully presented and spacious 2 bedroom luxury apartment overlooking the River Wandle and conveniently located within proximity of bus routes, Tramlink and Hackbridge mainline station. The property benefits from an open plan living space, a lift to all floors, modern interior, security video entry phone, private balcony with picturesque views, a long lease, bike storage facility and residents' parking.

HALL

KITCHEN/RECEPTION ROOM 18'11" x 18'8" (5.76m x 5.70m)

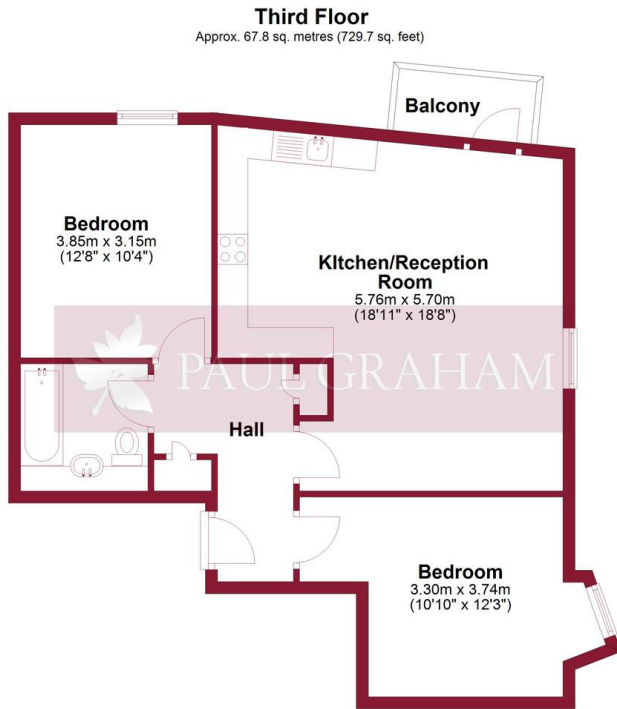
BEDROOM 1 12' 8" x 10' 4" (3.86m x 3.15m)

BEDROOM 2 10' 10" x 12' 3" (3.3m x 3.73m)

BATHROOM

BALCONY

RESIDENTS PARKING



Total area: approx. 67.8 sq. metres (729.7 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.
Plan produced using PlanUp.

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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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