

## Carlton Drive, SW15 2BY

Approx Gross Internal Area = 101.9 sq m / 1097 sq ft

Balcony = 3.31 sq m / 36 sq ft

Total = 105.21 sq m / 1133 sq ft



Third Floor

Ref :

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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•All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
•All measurements are approximate.



## Lansdowne, Putney, SW15

This charming fourth floor purpose-built flat set within a well run private purpose built development offers a perfect blend of comfort and convenience. Offering an impressive 1097 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or professionals seeking ample living space.

Upon entering, you are greeted by a spacious entrance hall leading onto a reception room with balcony that is bathed in natural light, thanks to its south-facing orientation. The North facing rooms offer views across London from their elevated position. The restored Burmese Teak parquet flooring adds a touch of elegance and warmth, creating a welcoming atmosphere throughout the home. The flat features a kitchen/breakfast room, family bathroom and separate W.C. In addition to its generous living space, this property includes a garage further enhancing its convenience. The flat's location is particularly advantageous, offering easy access to local restaurants, bars, supermarkets, Green spaces, and within easy walking distance of transport links in and out of London. A perfect retreat in the heart of Putney.



- 1097 SQFT
- THREE BEDROOMS
- SEPERATE WC
- GARAGE
- SOUTH FACING BALCONY
- LARGE RECEPTION ROOM
- FAMILY BATHROOM
- KITCHEN /BREAKFAST ROOM
- FOURTH FLOOR WITH LIFT
- SHARE OF FREEHOLD

Guide Price

**£699,900**

Under Offer (SSTC)



