JAMES ANDERSON

FOR SALE

£850,000

Carlton Drive, London, SW15

Nestled on Carlton Drive in London, this splendid top-floor flat conversion offers an impressive 1,407 square feet of living space, making it an ideal choice for families or professionals seeking a spacious and comfortable home. With three well-proportioned bedrooms and a large reception room, this property boasts a sensible layout that maximises both light and space, ensuring a bright and airy atmosphere throughout.

The flat has recently undergone refurbishment, featuring new carpets and a fresh coat of paint, allowing you to move in with ease. The separate utility room adds practicality, while the hallway can be creatively utilised as a dining area, providing flexibility for your lifestyle. Being on the top floor, you will enjoy peace and quiet, free from the disturbances often found in lower-level flats.

Conveniently located near both tube and train stations, commuting is a breeze, and the surrounding area is tranquil, making it a perfect retreat from the hustle and bustle of city life. The property also benefits from off-street parking and a very low service charge, as the building is self-managed, covering only the necessary insurance.

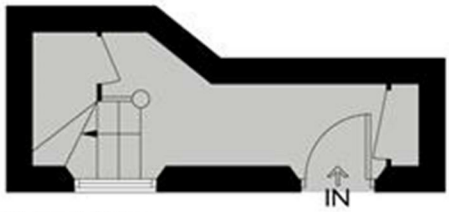
With a recent lease extension to 99 years and the possibility of further extensions, this flat presents a fantastic opportunity for future enhancements. There is significant potential for internal refurbishment, including the option to remove walls or even extend into the roof, subject to the Freeholder's approval and planning permission, creating a magnificent roof terrace or additional living space.

Additionally, families will appreciate the proximity to two reputable schools, making this property not only a wonderful home but also a smart investment for the future. With its charming features and ample potential, this flat on Carlton Drive is a rare find in the heart of London.

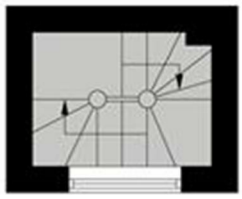
Leasehold, 98 years remain
Service charge £0.00 Ad hoc
Ground rent £60 PA
Building insurance contribution £2019 PA

Second Floor
1238 sq ft / 115 sq m

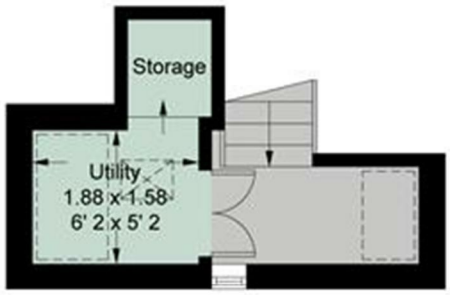
= Reduced headroom below 1.5m / 5'0



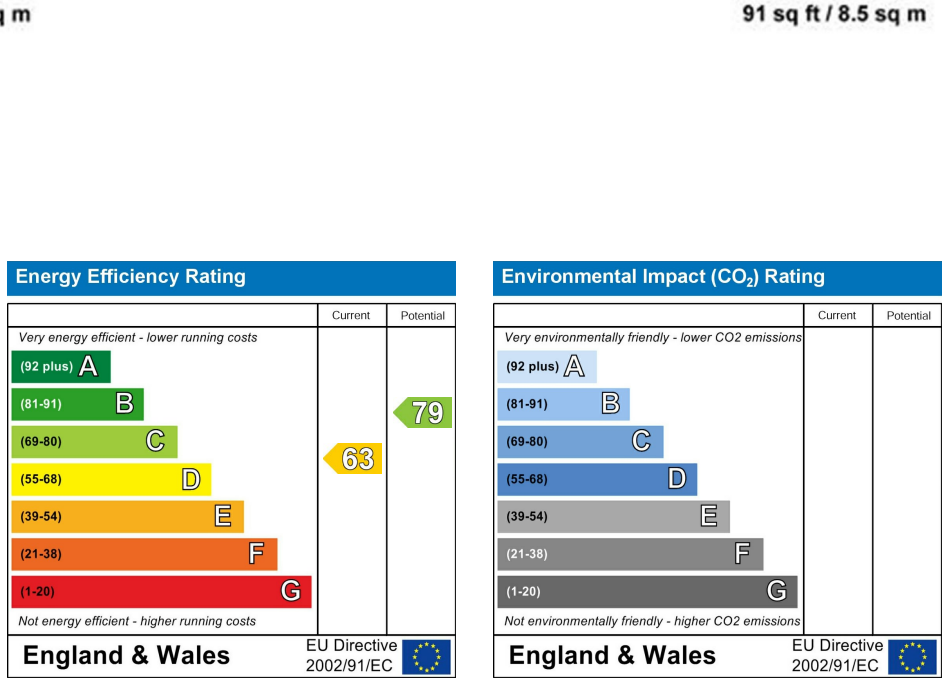
Ground Floor
62 sq ft / 5.7 sq m



First Floor
36 sq ft / 3.3 sq m



Third Floor
91 sq ft / 8.5 sq m



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