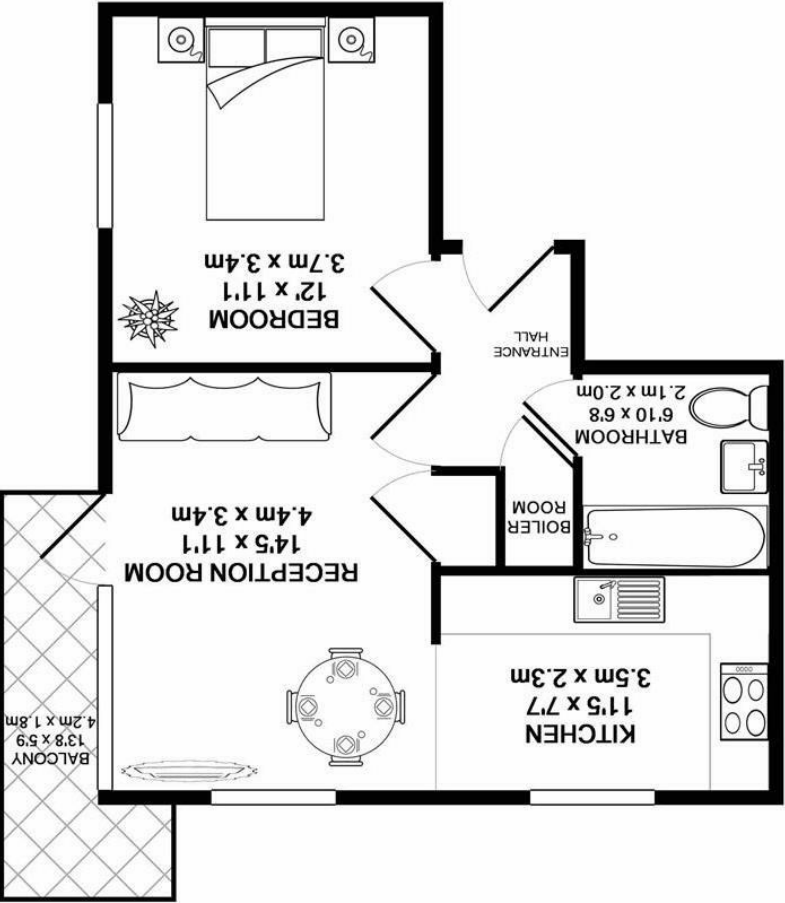


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 30 Otter Drive

Carshalton, SM5 2FH

**Offers Over £225,000**

Nestled in the charming Riverside development on Otter Drive, Carshalton, this splendid one-bedroom flat offers a perfect blend of comfort and modern living. Just a short ten-minute stroll from Hackbridge BR station, this property is ideally located for those seeking convenient transport links while enjoying the tranquillity of a riverside setting. The reception room is bright and spacious making it an inviting area for watching TV or entertaining guests and the flat boasts a well-appointed kitchen, featuring high specification integrated appliances, including an oven, hob, cooker hood, and fridge. The bedroom is a peaceful retreat, providing ample space for rest and relaxation whilst the bathroom is thoughtfully designed, offering both functionality and style. One of the standout features of this apartment is the private balcony, where you can unwind and enjoy the serene views of the surrounding area. There is a communal lift within the block, ample communal parking and well maintained communal gardens which border the River Wandle for the residents to use. In terms of local facilities, there is a small supermarket on the development for essentials, and The Riverside Community Centre is immediately adjacent - affording a cafe, library, sports facilities and internet access. Hackbridge BR station, affording frequent fast trains to London Victoria and The City is just half a mile away - an easy 10 minute walk. This property is perfect for first-time buyers or those looking to downsize, offering a low-maintenance lifestyle in a desirable location. With its modern amenities and proximity to local transport, this flat is a fantastic opportunity not to be missed. Embrace the chance to make this delightful apartment your new home. Call today to book your appointment to view.



- Silverman Black is delighted to offer this one bedroom top floor apartment located on a popular residential development - only half a mile from Hackbridge BR station
- The property boasts a spacious lounge with an integrated open plan kitchen with main appliances
- The bedroom is spacious and the property has a large bathroom with a utility cupboard housing the washing machine
- The property also has a large private balcony with wide ranging views
- There is ample parking on the development, well maintained communal gardens and lift services to all residential floors
- Leasehold with over 110 years remaining on the current lease term; Council Tax Band "C"; EPC rating "B" (81/81)
- An easy ten-minute walk (0.5 miles) from Hackbridge BR station which offers frequent fast trains into London Victoria & The City
- Viewing highly recommended - call today to book your appointment
- Council Tax Band: "C"; EPC rating: "C"

