



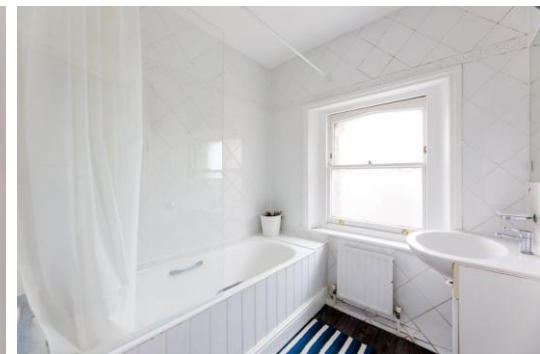
# Carlton Drive

SW15

Asking Price £750,000

A spacious top floor three-bedroom apartment offering over 1,400 sq. ft of lateral living, with off-street parking ideally located on Carlton Drive.

**CHESTERTONS**



# Carlton Drive

## SW15

- Three large double bedrooms
- Separate kitchen (scope to open-plan, subject to consent)
- Family bathroom
- Separate utility room
- Chain free
- Potential to reconfigure and extend (STPP & freeholder consent)
- Off-street parking
- Low service charge
- Peaceful residential setting
- Convenient for local shops and amenities
- Good access to nearby transport links
- Well-positioned for local schools
- Easy connections into Central London



A rare opportunity to acquire an exceptionally spacious three-bedroom top-floor apartment, occupying the entire upper floor of an attractive detached Victorian conversion on the highly desirable Carlton Drive in Putney.

Extending to approximately 1,427 sq. ft, this impressive home offers bright and well-proportioned accommodation with excellent ceiling heights and no compromised eaves space. The property benefits from its own private front door and off-street parking, set within a peaceful residential setting.

The accommodation is centred around a large reception and dining room, providing a versatile space ideal for both everyday living and entertaining. A separate kitchen sits alongside, with potential to reconfigure and create a more contemporary open-plan layout, subject to the necessary consents. A separate utility room and generous landing further enhance the practicality of the home.

There are three well-sized double bedrooms, all offering comfortable proportions and flexibility, served by a family bathroom. Positioned on the top floor, the apartment enjoys an abundance of natural light throughout, along with a high degree of privacy and no noise from above.

Recently redecorated with new carpets throughout, the property is well presented while still offering excellent scope for further enhancement. There is potential to extend into the loft space to create additional accommodation or a roof terrace, subject to planning permission and freeholder approval.

Further benefits include a recently extended lease (currently approximately 98 years remaining), with the possibility of further extension or acquiring a share of freehold. The service charge is notably low, primarily covering building insurance, adding to the overall appeal.

Ideally located, the property is within easy reach of both Putney mainline station and East Putney Underground station, along with well-regarded local schools, shops and amenities, making this a substantial and versatile home in a prime residential location with excellent long-term potential.

**Tenure:** Leasehold (Expiry: 24/06/2123)

**Service Charge:** £1,187 p.a. Building Insurance for each flat Plus £250 p.a. for maintenance on the front of the building

**Ground Rent:** £60 p.a.

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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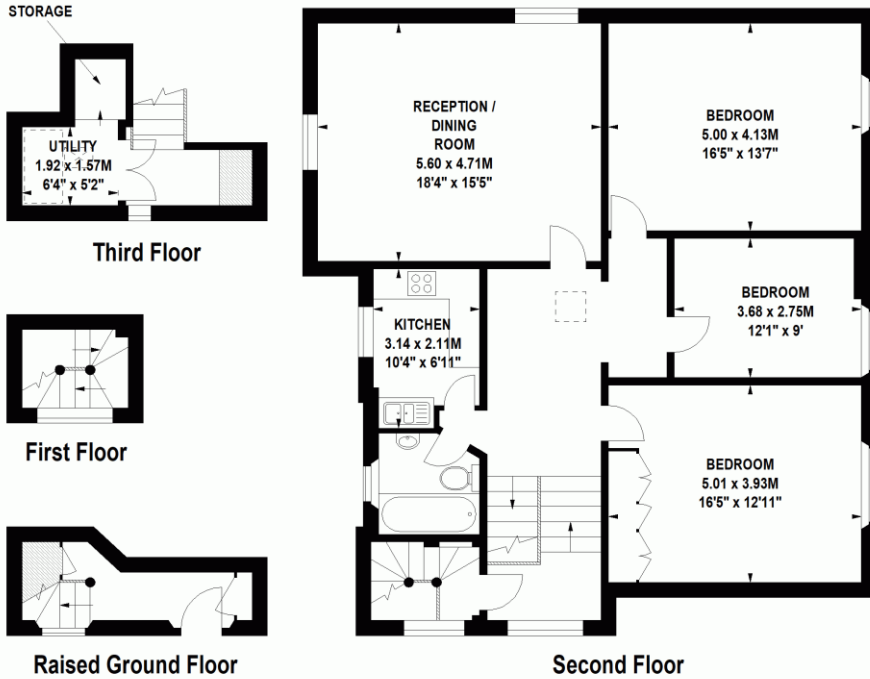
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# Carlton Drive, SW15

Approximate Gross Internal Area 132 sq m / 1421 sq ft



 Under 1.5m head height



Floor Plan produced for Chestertons by Mays Property Marketing ©. Tel 020 3397 4594  
Illustration for identification purposes only. Not to scale.  
Orientation, measurements, and other details are approximate and for guidance only,  
purchasers should verify details independently.  
Where a room has a sloping ceiling the dotted line marks 1.50M height,  
and all measurements shown are at floor level.

