



JAMES  
ANDERSON



# FOR SALE

# £230,000

## Carlton Drive, London, SW15

This purpose-built studio apartment presents an excellent opportunity for both first-time buyers and investors alike. Located in the sought-after Court Royal development in Putney, this flat boasts a share of freehold, ensuring a sense of ownership and stability.

The apartment features a well-proportioned living space, which is currently in need of updating, allowing you to personalise it to your taste and style. With one bathroom, the layout is practical and functional, catering to the needs of modern living. The property also benefits from an allocated parking space, a rare find in this bustling part of London, making it convenient for those with a vehicle.

One of the standout features of this property is its high rental yield potential, making it an attractive option for investors looking to expand their portfolio. The absence of a chain means that you can move in or let the property without unnecessary delays, providing a smooth transition for new owners.

Additionally, the flat is well-served by excellent transport links, ensuring easy access to the wider city and beyond. Whether you are commuting for work or exploring the vibrant local area, you will find that convenience is at your doorstep.

In summary, this studio apartment on Carlton Drive offers a unique blend of potential and practicality, making it a compelling choice for those looking to invest in a property with great prospects in a prime London location.



Studio Apartment



Separate Kitchen



Allocated Parking Space



386 sq ft / 35.9 sq m



Share of Freehold/ Council Tax Band C/ EPC Rating C



Strong Rental Yield



Excellent Transport Links



In Need of Updating



Vacant

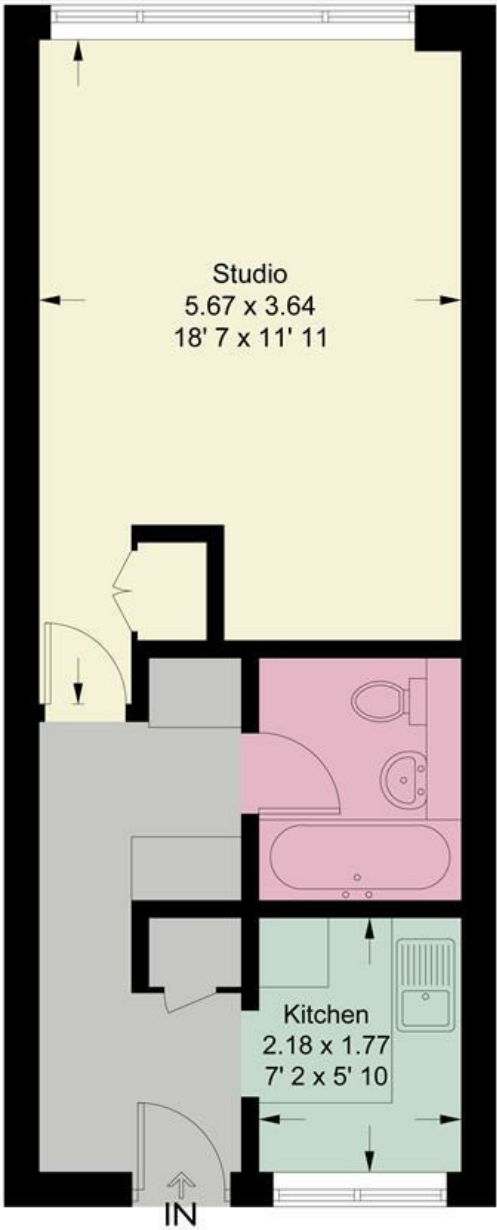


No Onward Chain



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

