



**JAMES
ANDERSON**



FOR SALE

£375,000

Carlton Drive, Putney, SW15

Guide Price






This ground-floor, purpose-built flat in Ashcombe Court on Carlton Drive, Putney (SW15), provides 525 square feet of modern living space with the benefit of no onward chain.

The property opens into an entrance hallway that connects all principal rooms. The main living space is a well-proportioned reception room designed to accommodate separate dining and lounge areas, filled with natural light from large windows. Adjacent to the living room is a generously sized double bedroom offering ample space, including a large walk-in wardrobe and space for additional storage. The flat is completed by a contemporary bathroom fitted with a modern suite, quality tiling, and updated fixtures. The property is well-presented throughout, requiring no immediate cosmetic work and allowing for immediate occupancy.

A standout asset is the private, west-facing garden, which acts as an extension of the living space and secures optimal afternoon and evening sun. This outdoor area offers direct access out onto the beautifully maintained communal grounds. Residents also benefit from highly valuable off-street parking within the development.

For commuters, East Putney Underground Station (District Line) is less than a 5-minute walk away, while Putney Mainline Station is approximately a 10-minute walk, offering direct services to London Waterloo. Immediate amenities on Upper Richmond Road include a Little Waitrose, a Co-op, and local cafes, while the extensive shopping, dining, and leisure options of Putney High Street are just moments away. Local green spaces like Putney

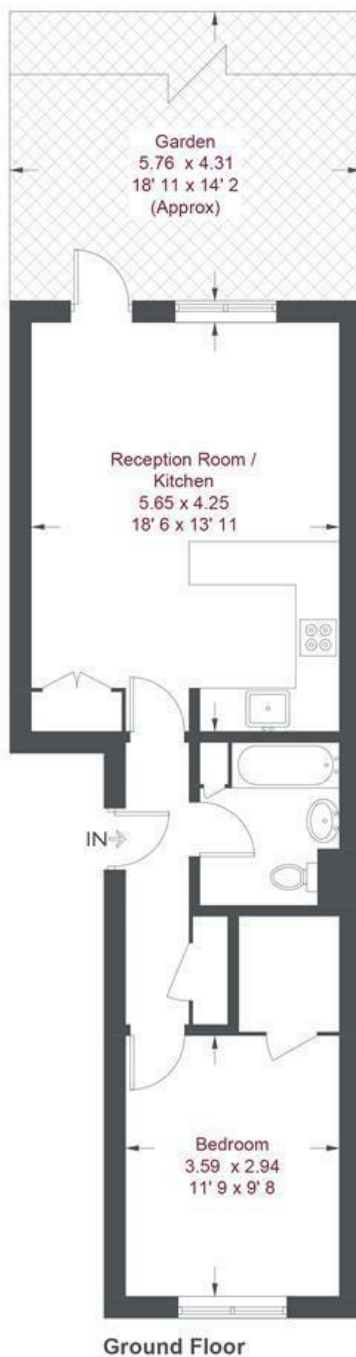
-  One Double Bedroom
-  Modern Bathroom
-  Open Plan Kitchen, Reception Room
-  Large, Private West Facing Garden
-  Leasehold - EPC Rating C - Council Tax Band C

-  Direct Access to Communal Gardens from Rear of Private Garden
-  Residents Off Street Parking
-  Highly Desirable Location
-  Ground Floor
-  No Onward Chain



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

0208 785 4400



Ground Floor

Ashcombe Court

Approximate Gross Internal Area = 525 sq ft / 48.8 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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		
	71	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

