



PAUL GRAHAM

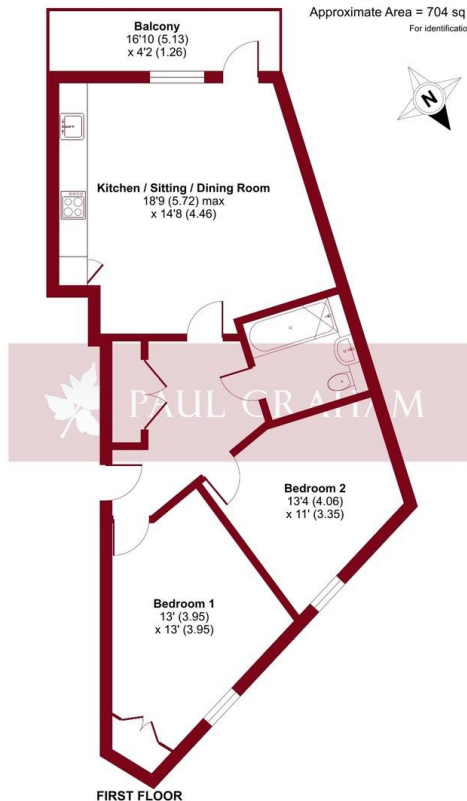


## 41 Otter Drive, Carshalton, SM5 2FH | **Guide Price £315,000 Leasehold**

Introducing this lovely 2 bedroom first floor apartment situated in a vibrant residential location, this property features two generously proportioned bedrooms, an open plan living space with modern kitchen and nicely appointed bathroom. The property also offers a private balcony and a long lease, ensuring both security and peace of mind for years to come. Located in a sought-after new development, this modern property offers tranquillity and convenience. Situated near the scenic River Wandle Walk, residents can enjoy peaceful walks in nature.

Otter Drive, Carshalton, SM5

Approximate Area = 704 sq ft / 65.4 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025. Produced for Paul Graham. REF: 1321335

## ENTRANCE HALL

**KITCHEN/SITTING/DINING ROOM** 18' 9" x 14' 8" (5.72m x 4.47m)

**BEDROOM 1** 13' x 13' (3.96m x 3.96m)

**BEDROOM 2** 13' 4" x 11' (4.06m x 3.35m)

**BATHROOM**

**CUPBOARD**

**BALCONY**

**215 YEAR LEASE**



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

## CARSHALTON

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Email. [carshalton@paulgraham.co.uk](mailto:carshalton@paulgraham.co.uk)

## WALLINGTON

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		