

# Butler's

thoughtful estate agency



Otter Drive, Carshalton, SM5 2FH

£1,600 Per month



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1



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# PROPERTY SUMMARY

Nestled in the charming area of Carshalton, this delightful purpose-built flat on Otter Drive offers a perfect blend of comfort and convenience. Spanning an inviting 522 square feet, the property features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests.

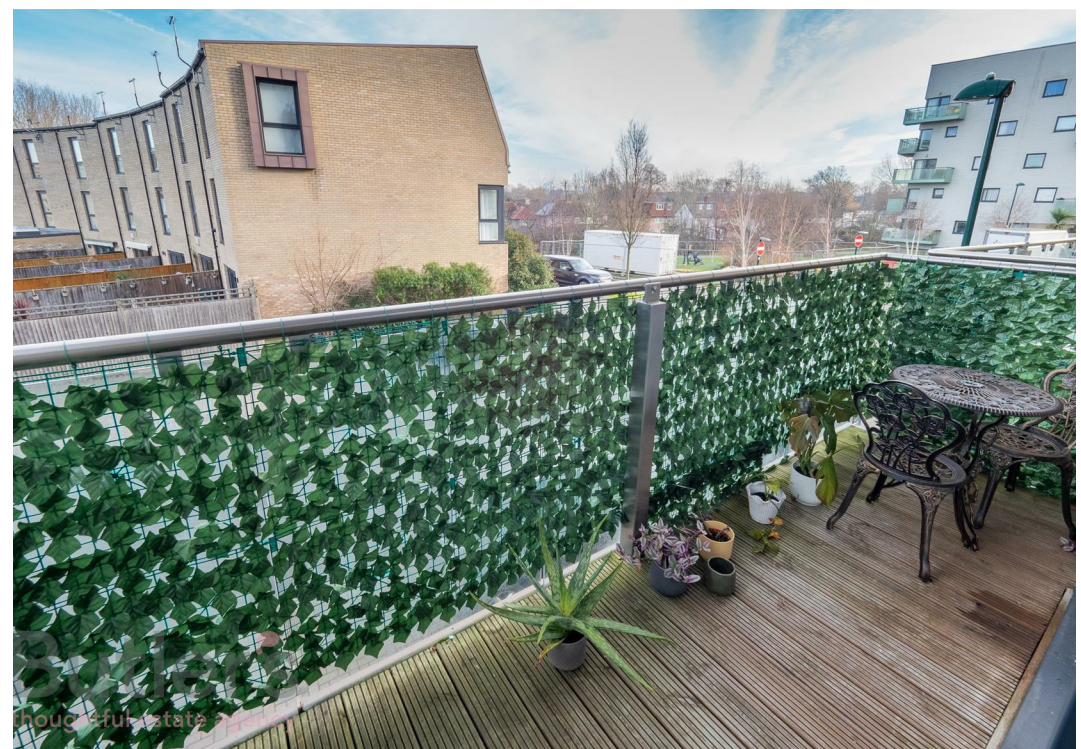
The flat comprises one spacious bedroom, providing a tranquil retreat for rest and rejuvenation. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

This property is perfect for individuals or couples seeking a low-maintenance lifestyle in a vibrant community. Carshalton boasts an array of local amenities, including shops, parks, and excellent transport links, making it easy to explore the surrounding areas.

Do not miss the chance to make this charming flat your new home.

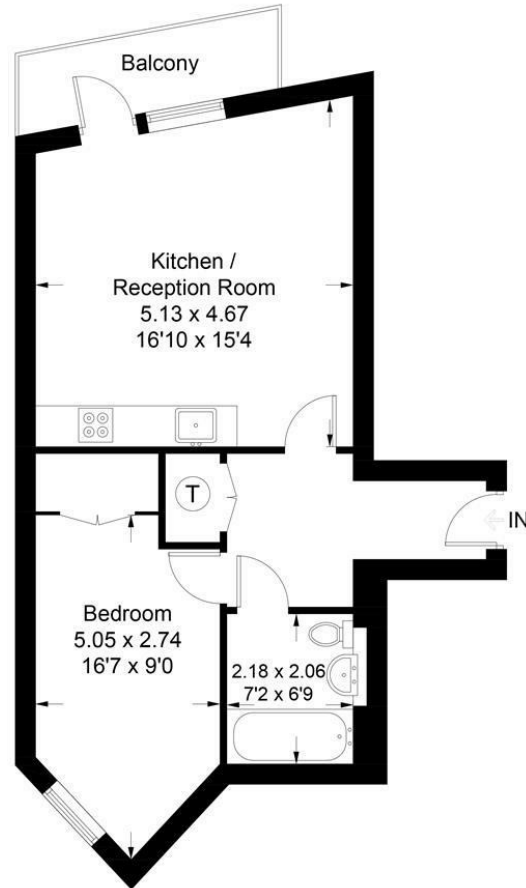






### Otter Drive

Approximate Gross Internal Area = 48.5 sq m / 522 sq ft



### First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID990288)

**Butler's**  
thoughtful estate agency

#### OFFICE ADDRESS

18 Sutton Plaza  
Sutton  
Surrey  
SM1 4FS

#### OFFICE DETAILS

020 39 170 160  
lettings@butlershomes.co.uk  
butlershomes.co.uk

**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£1,846

**PROPERTY AVAILABLE DATE**  
20th August 2025

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements