



Otter Drive, Carshalton,  
Guide Price £325,000 - Leasehold



**WILLIAMS  
HARLOW**























Williams Harlow - An ultra-impressive top-floor flat with superb views. This nearly new development offers all the advantages of modern living—lower energy bills, high-quality fittings, and stylish décor. With two spacious double bedrooms, a contemporary family bathroom, and a bright open-plan kitchen-diner leading directly onto a private balcony, this property is perfect for first-time buyers or investors alike. Additional benefits include secure video-phone entry and a gated, allocated parking space. With no onward chain, a quick and hassle-free purchase is possible.

## The Property

As a major advantage the modernity of the development and block ensures an easy property to live in and with. A home should be a place of sanctuary for you and all who visit and this is a true reflection of that. Located on the top floor; superb views from the balcony, the property offers two bedrooms, interactive lounge with open plan kitchen, luxury bathroom and hallway. The property is decorated in a cool stylish way perfect for urban city types.

## Outside Space

A modern building on a new development with secure video entry phone. Large wood floor balcony overlooking the development and beyond.

## The Area

Ideally situated for Hackbridge Train Station (Zone 4, 0.5 miles), Carshalton Train Station (0.8 miles), and Mitcham Tram Stop (1 mile), the property offers excellent transport links into Central London. The nearby River Wandle provides scenic outdoor space, and several highly regarded schools are within 0.5 miles. Hackbridge has seen significant investment and modernisation in recent years, blending contemporary style with the character of the Sutton borough.

## Vendor Thoughts

"This flat was my first time buy and I have always wanted to keep it, even when I moved north. The flat has always impressed me but it was the balcony and its grounding nature

after long days and lazy mornings which really appealed and sealed the deal as a buyer"

## Why You Should View

If you are looking for an impressive property with standout features and no onward chain, this flat should be at the top of your list. The combination of excellent transport links, outdoor space, modern amenities, gated parking, and a high-end interior makes this an exceptional opportunity.

## Features

Two Bedrooms - Balcony - Open Plan Kitchen - Luxury Bathroom - Entry Phone System - Gated Parking - Long Lease - Top Floor

## Benefits

No Onward Chain - Close to Bus and Train Routes - Close to Open Spaces - No Onward Chain - Can Sell Quickly - High EPC Rating

## Transport

Hackbridge Station 0.5 miles, Thames link - St Albans and Southern - Victoria  
Carshalton Station 0.8 miles, Thames Link - St Albans and Southern - Victoria  
Mitcham Junction Station 1.0 miles - Beckenham to Wimbledon

## Buses

80 - Hackbridge to Belmont via Morden  
127 - Tooting to Purley via Sutton  
151 - Wallington to Worcester Park via Sutton and Cheam

## Schools

Culvers House Primary School State School Ofsted: Good 0.3 miles  
Wandle Valley Academy State School Ofsted: Good 0.4 miles  
Hackbridge Primary School State School Ofsted: Good 0.3 miles

## Council Tax and EPC

Council Tax Band C and B

## Lease Information

Service charges are £200 per month + £200 annual for ground rent

Lease: 250 years from and including 1.3.2012

## Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.





Cheam Office

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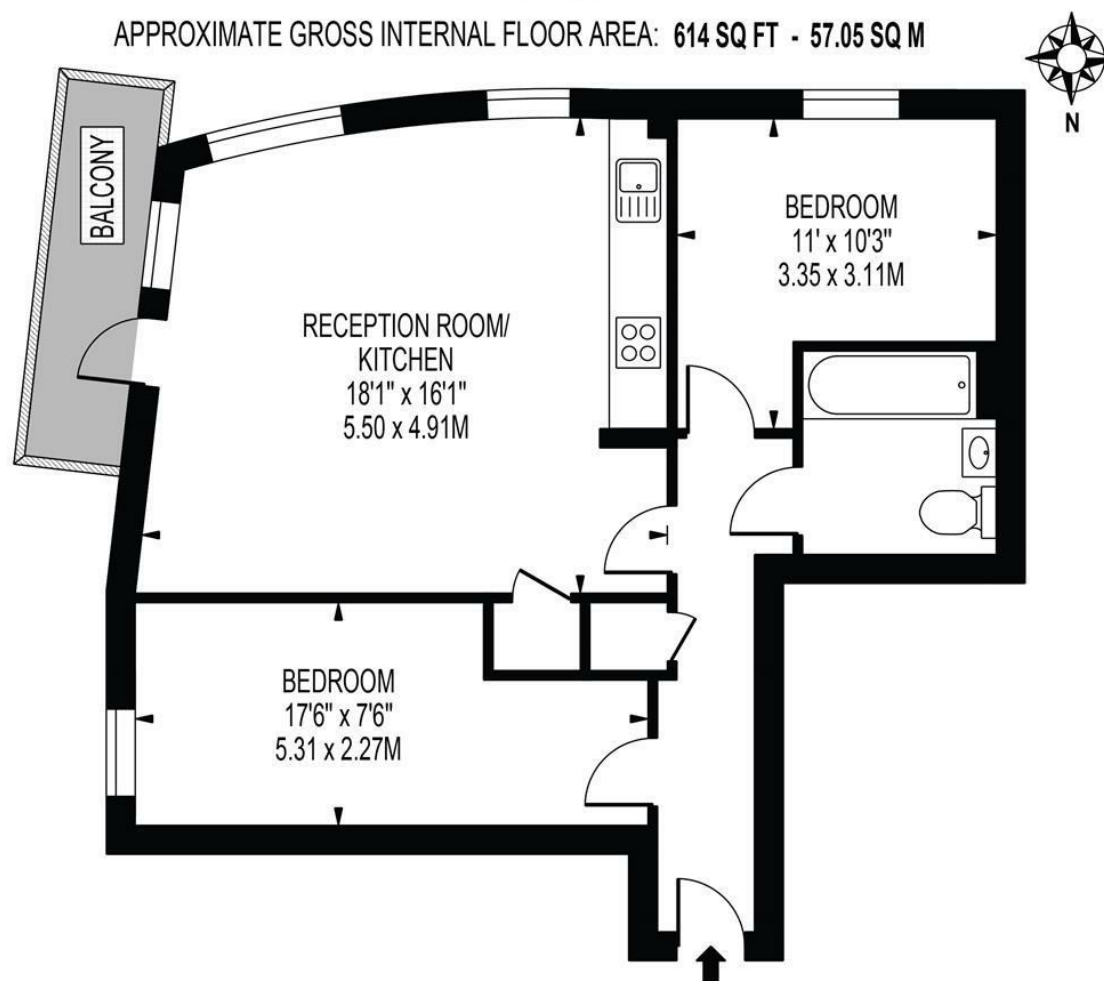
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## OTTER DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 614 SQ FT - 57.05 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

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