



**JAMES
ANDERSON**



TO LET

Roehampton Vale, Putney, SW15

£1,650 Per Month

Per Month

A beautifully presented two double bedroom ground floor flat to rent with off street parking and large private garden situated in the popular Roehampton Vale. The property comprises a large open plan reception room with modern kitchen, modern bathroom and two double bedrooms. There is off street parking to the front and large private rear garden. Situated on Roehampton Vale which offers excellent access to the A3 and buses to Kingston, Putney and Wimbledon. Richmond Park and Wimbledon Common are also close by.



Two Double Bedrooms



Modern Bathroom



Bright Reception Room



Modern Kitchen



EPC Rating - C



Putney



Roehampton University



Richmond Park



Private Garden



Off Street Parking



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

0208 785 4400



Roehampton Vale

Approximate Gross Internal Area = 659 sq ft / 61.2 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 18 sq ft / 1.7 sq m
 Total = 677 sq ft / 62.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

