



**JAMES  
ANDERSON**



## TO LET

Roehampton High Street, London, SW15

**£1,500 Per Month**

Per Month

Well presented one bedroom flat with private rear garden. The property comprises a lovely open plan kitchen / reception room with direct access to a private rear patio garden, a good sized double bedroom and modern bathroom.

The property offers good living space and well proportioned rooms and is well located for shops, bars restaurants and fast links into Putney as well as easy access to the A3.

Deposit Required £1730

Minimum Term: 12 months

Holding Deposit: £346.00



One Double Bedroom



Modern Bathroom



Large Reception



Open Plan Kitchen



EPC Rating - C



Barnes Train Station



Roehampton University



Private Garden



Available September



Council Tax Band C - £776 per annum



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

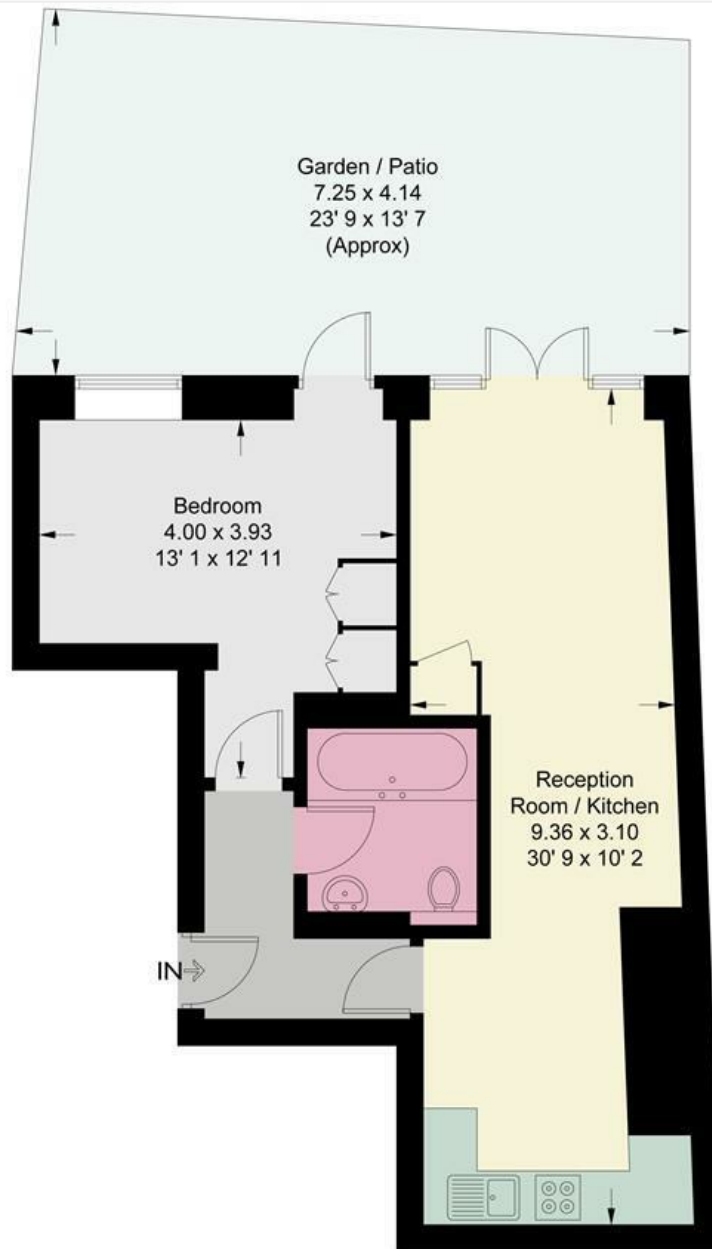
0208 785 4400

# Roehampton High Street

Approximate Gross Internal Area = 518 sq ft / 48.1 sq m



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**Lower Ground Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>78</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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