



**JAMES  
ANDERSON**



# TO LET

Roehampton Lane, Putney, SW15

# £3,800 Per Month

Per Month

Stunning five bedroom semi detached house to rent with large private garden and off street parking.

The property comprises a large front reception room and modern kitchen / breakfast room with a separate dining room. There are four double bedrooms and a family bathroom on the first floor with a fifth double bedroom in the loft. The property also benefits from off street parking and a large rear garden.

The property is within easy reach of all the amenities of the surrounding area including, Richmond Park, access to the A3, Barnes Station is only 0.2 miles away with regular bus services into town running every four minutes.

-  Five Bedrooms
-  Barnes Train Station
-  Two Bathrooms
-  Roehampton University
-  Two Reception Rooms
-  Richmond Park
-  Kitchen Dining Room
-  Off Street Parking
-  EPC Rating D / Council Tax Band G / Holding Deposit £876.80
-  Deposit - £4384.00



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

0208 785 4400



### Roehampton Lane

Approximate Gross Internal Area = 2405 sq ft / 223.5 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 346 sq ft / 32.1 sq m

Total = 2751 sq ft / 255.6 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 |
| Very energy efficient - lower running costs |                         |           |
| (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 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

