



**JAMES  
ANDERSON**



## FOR SALE

**£1,400,000**

**Emerald Square, London, SW15**

**Guide Price**

This show like home has been fully refurbished and extended by the existing owner to provide ample living space for a growing family while being located in a highly sought after St. James development built in 2013.

### Accommodation:

The extended lounge is perfectly suited for entertaining with plenty of natural light streaming through with bi-fold doors leading to the meticulously curated south-facing landscaped rear garden which serves as a great place to host those summer al-fresco dining parties with extensive outdoor lighting. The modern high spec kitchen offers an array of appliances with breakfast bar while the hallway offers plenty of storage leading to a WC with wash hand basin. The first floor offers three double bedrooms and a three piece bathroom suite with the rear bedroom providing a lovely balcony which serves as a sun trap. The second floor provides a further two double bedrooms with en-suite bathrooms with an abundance of built in storage. This home provides off street parking for two cars, solar panels and is tucked away in a quiet corner of the development with little to no footfall.

### Location:

Emerald Square is an attractive development, in a quiet residential location, adjacent to Roehampton Lane. The property is conveniently located close by to the Roehampton Club and the leafy, open expanses of Putney Heath, Richmond Park and Wimbledon Common. It is within very easy reach of both Putney and Barnes Mainline Station (National Rail) and Putney Bridge Underground Station (District Line) affording swift West End and City communications. It is well served by a number of bus routes into Richmond, Barnes, Hammersmith, Putney and South Kensington. Motorists are equally well served by the nearby A3. Putney High Street and Barnes Village can be found close by, offering excellent multiple and specialist shopping facilities. Emerald Square is located within the surrounding areas of Putney High, Falcon School, Ibstock Place and East Sheen Primary



Four/Five Bedroom Dependant On Use



Three Bathrooms



Spacious Reception Suited For Entertaining



Fitted High Spec Kitchen



EPC Rating - B



Close To A Variety Of Transport Links



Well Placed For Highly Regarded Schools



Quiet & Peaceful Development



Landscaped Rear Garden



Solar Panels & Off Street Parking For Two Cars



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

020 8788 6611

# Emerald Square

Approximate Gross Internal Area = 1775 sq ft / 164.8 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 19 sq ft / 1.8 sq m

Total = 1794 sq ft / 166.6 sq m



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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>		
(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	

