



JAMES  
ANDERSON



## TO LET

Roehampton Close, Putney, SW15

**£3,000 Per Month**

Per Month

A charming three bedroom apartment within a lovely development. Tenant highlights include parking and communal gardens. The property offers a generous reception room with access to private balcony, smart kitchen and the principle bedroom includes fitted wardrobes and en suite bathroom. The second and third bedrooms are also doubles. Roehampton Close is enviably located close to amenities in Roehampton, Barnes and Putney. The nearest station is Barnes (0.7 miles) with direct routes in to London Waterloo.



Three Double Bedrooms



Two Bathrooms



Large Bright Reception Room and Separate Dining Room



Modern Kitchen



EPC C / Council Tax E / Holding Deposit £692.30



Barnes Train Station



Sacred Heart/East Sheen Primary/Ibstock Place



Close to Richmond Park



Communal Garden



Minimum Term 12 Months / Deposit £3461.53

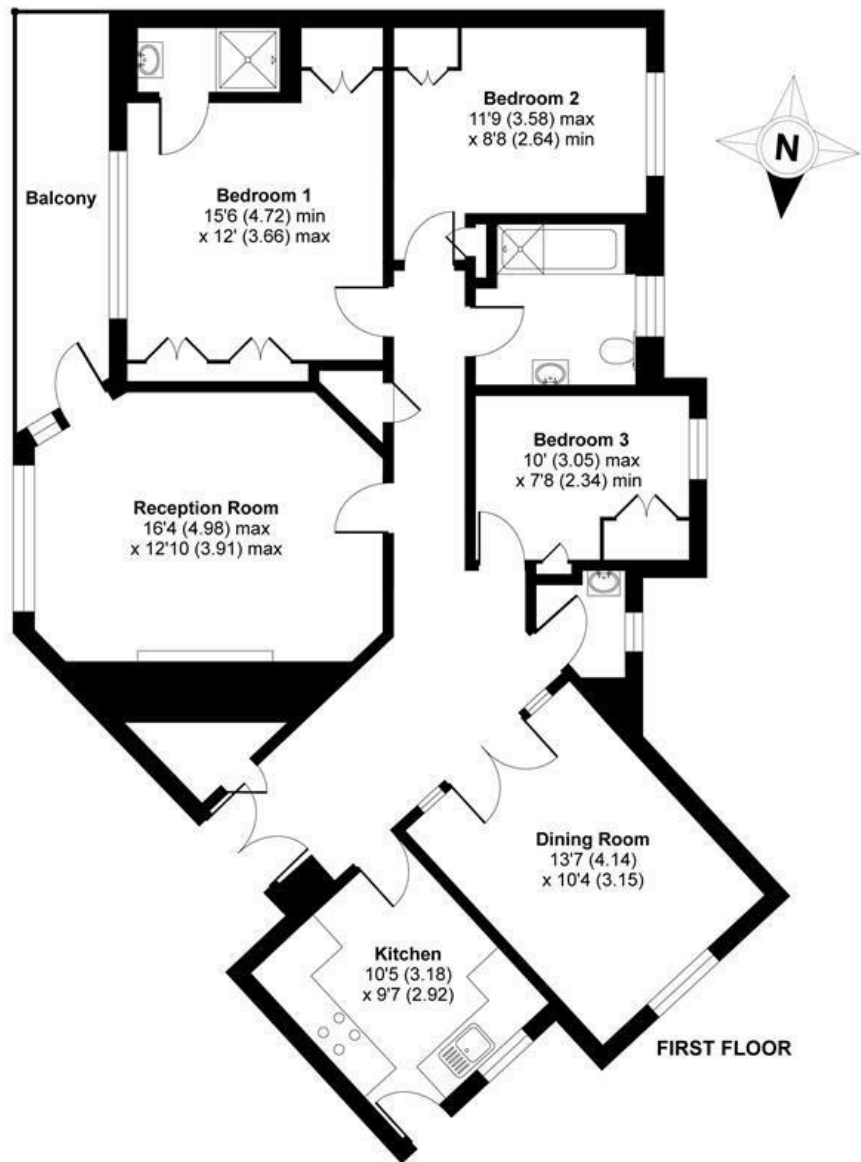


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Roehampton Close, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 1174 SQ FT 109.0 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| Energy Efficiency Rating                    |               |                            |
|---------------------------------------------|---------------|----------------------------|
|                                             | Current       | Potential                  |
| Very energy efficient - lower running costs |               |                            |
| (92 plus) <b>A</b>                          | <div>72</div> | <div>82</div>              |
| (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 |               |                            |
| England & Wales                             |               | EU Directive<br>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                                         |         |  |

