



**JAMES
ANDERSON**



TO LET

Roehampton Close, Putney, SW15

£3,000 Per Month

Per Month

A charming three bedroom apartment offering well presented accommodation set within a lovely development; further benefits include parking and communal gardens. The property comprises generous reception room with access to private balcony, smart kitchen, Principle bedroom with fitted wardrobes and en suite bathroom, two additional bedrooms and modern family bathroom. Roehampton Close is enviably located close to amenities in Roehampton, Barnes and Putney. The nearest station is Barnes National Rail 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



East Sheen Primary



Close to Richmond Park



Communal Garden



Minimum Term 12 Months / Deposit £3461.53

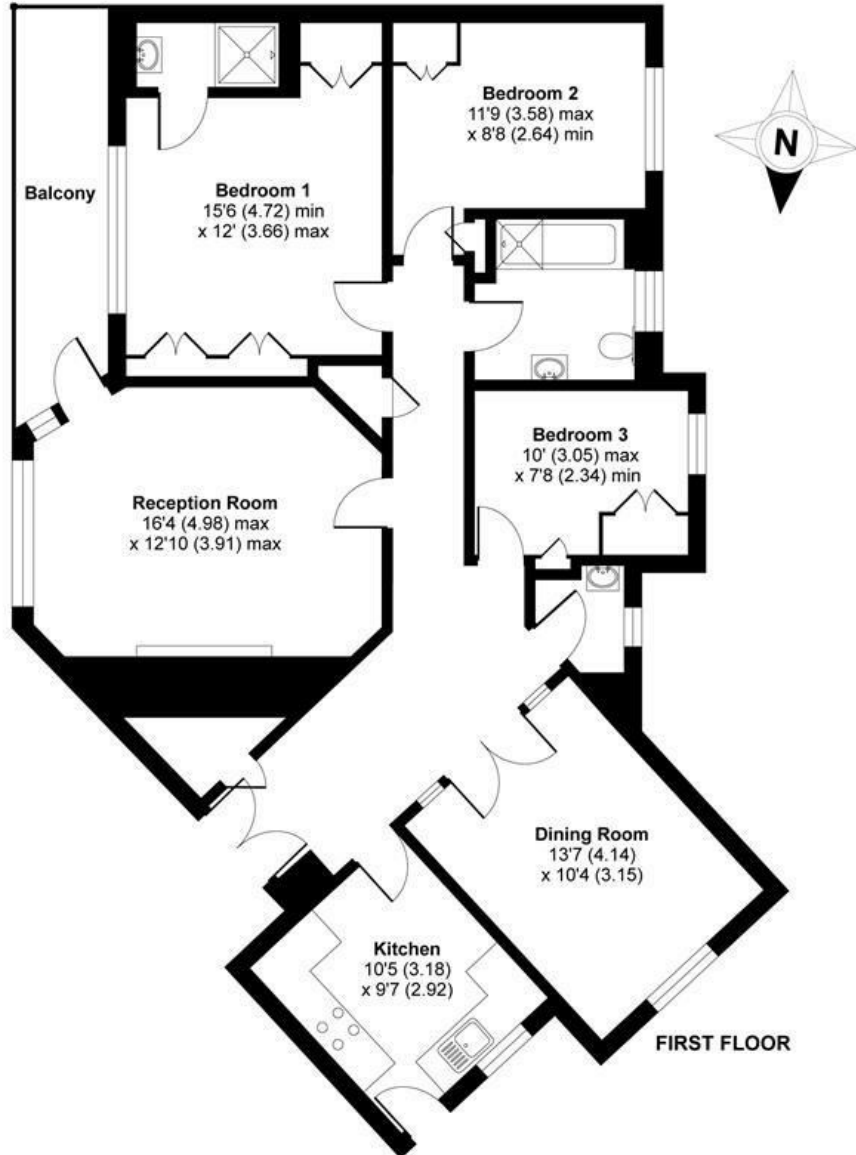


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

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
<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	

