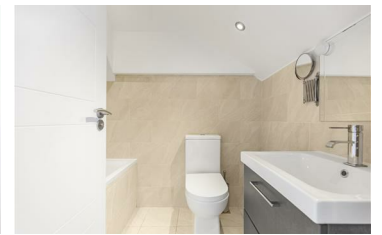




**JAMES
ANDERSON**



FOR SALE

25 Roehampton Lane, Putney, SW15

£399,000

Guide Price






Offering over 600sqft this well presented top floor period apartment provides open plan living and is located only 5 minutes from Barnes train station.

Accommodation comprises of a double bedroom with en-suite bathroom and stylish fitted kitchen space to dine alongside a bright and airy reception room.

Further benefits include double glazing, a Juliet balcony with open views and a large storage room/walk in wardrobe in the bedroom.

Roehampton Lane is ideally located for Barnes station providing regular and direct train services to London Waterloo and for public transport amenities to Hammersmith, Putney and Richmond. The outstanding Barnes Primary and East Sheen Primary Schools are within 0.7 miles and 0.6 miles respectively, whilst the extensive recreational amenities of Barnes Common, Palewell Common and Richmond Park are moments away.

-  One Double Bedroom
-  Modern Bathroom
-  Open Plan Reception
-  Modern Kitchen
-  EPC Rating - B

-  Barnes Train Station
-  Roehampton University
-  Richmond Park
-  Furnished
-  Available Now



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

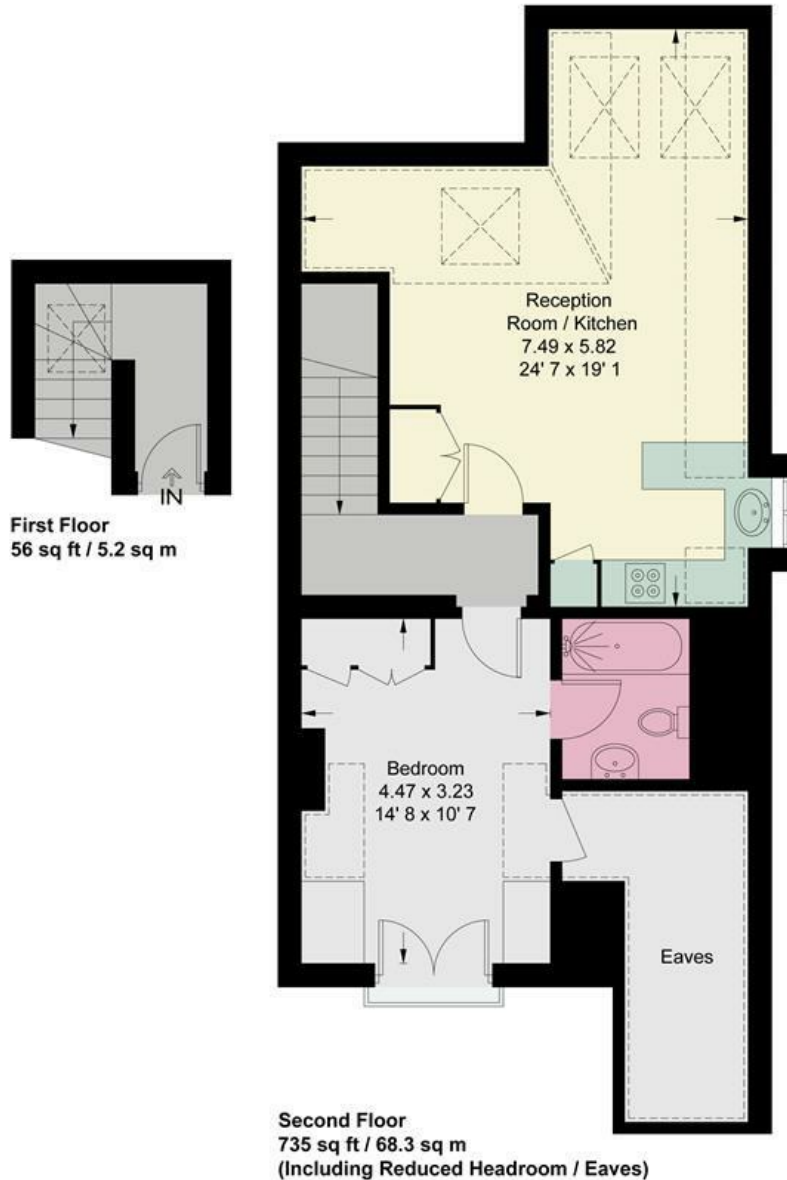
020 8788 6611

Roehampton Lane

Approximate Gross Internal Area = 559 sq ft / 52 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 232 sq ft / 21.5 sq m
 Total = 791 sq ft / 73.5 sq m



= Reduced headroom below 1.5m / 5'0



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	81	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

