



**JAMES  
ANDERSON**



# FOR SALE

**£280,000**

**Roehampton Lane, Putney, SW15**

Guide Price

A one bedroom modern apartment presented in excellent condition and located on Roehampton Lane, Roehampton.

Having undergone a full renovation this stylish apartment would make an ideal first time purchase or investment opportunity. It measures 363 Sq ft with an open plan living space and a double bedroom with fitted wardrobes.

This apartment enjoys a superb location in South West London, set within easy reach of cosmopolitan Putney, Wimbledon Common, Barnes Station and beautiful Richmond Park. There are plenty of bus links towards Hammersmith and the West End and also towards Kingston and Wimbledon.

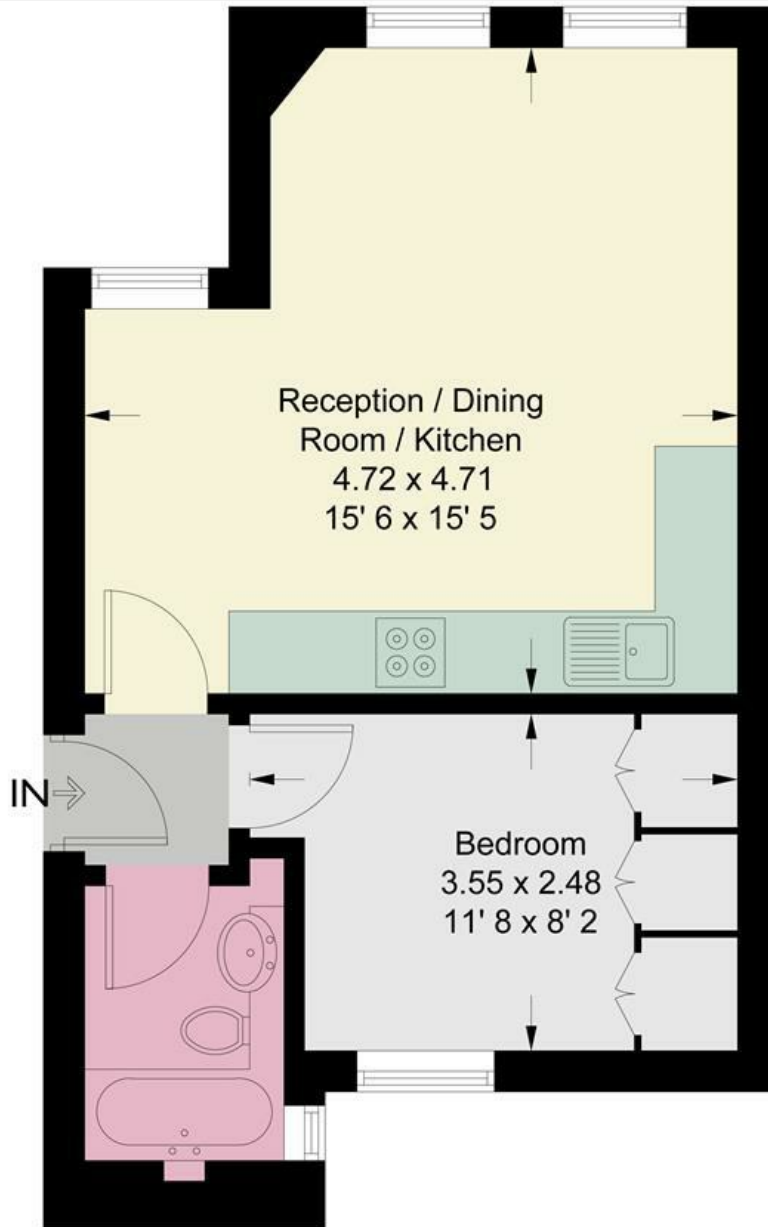
Leasehold - 109 years remain  
EPC Rating C  
Service Charge £2402.70 PA  
Ground rent £200 PA  
Council Tax Band - C

-  One Bedroom
-  Excellent Bus Services and Access to the A3
-  One Modern Bathroom
-  Roehampton University Close By
-  Modern Open Plan Living
-  Recently Renovated
-  Recently Replaced Modern Kitchen
-  Ideal First Time Purchase or Buy to Let Investment
-  EPC rating C - Council Tax Band D - Leasehold
-  No Onward Chain



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

020 8788 6611



**Lower Ground Floor**

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>		<b>70</b>	<b>71</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>			
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