



**JAMES  
ANDERSON**



## TO LET

Roehampton Lane, Putney, SW15

## £1,700 Per Month

Per Month

Located 5 minutes walk from Barnes train station, this second floor 618 Sq Ft period conversion flat is perfect for a professional couple or single occupant. Within easy access of the A3 and Richmond Park, the property is within close reach of all the amenities of the surrounding area. It comprises one double bedroom, en-suite bathroom and an open plan kitchen / living room. Further benefits include double glazing throughout, Juliett balcony with open views and a large storage room/walk in wardrobe.



One Double Bedroom



Modern Bathroom



Open Plan Reception



Modern Kitchen



EPC B | Council Tax Band D | Holding Deposit £392.31



Barnes Train Station



Roehampton University



Richmond Park



Furnished



Minimum Term 12 Months | Deposit £1,961.54




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

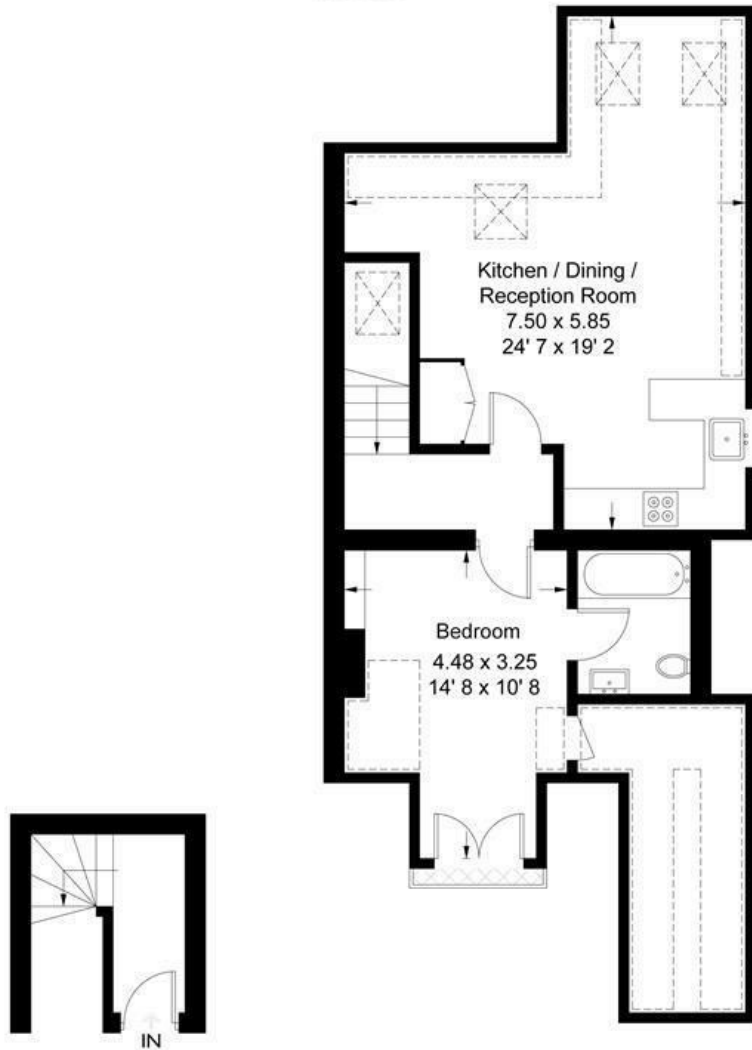
0208 785 4400

# Roehampton Lane

Approximate Gross Internal Area = 761 sq ft / 70.8 sq m  
 (Including Reduced Headroom)  
 Reduced Headroom = 143 sq ft / 13.3 sq m  
 Total = 618 sq ft / 57.5 sq m  
 (Excluding Reduced Headroom)




 = Reduced headroom below 1.5m / 5'0"



**First Floor**  
47 sq ft / 4.4 sq m

**Second Floor**  
571 sq ft / 53.1 sq m  
(Excluding Reduced Headroom)

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in  
 accordance with the current edition of the RICS Code of Measuring Practice

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	