



**JAMES  
ANDERSON**



**FOR SALE**

**£675,000**

### Roehampton Close, Putney, SW15

A delightful three bedroom, second floor apartment situated in a tucked away art deco period apartment block overlooking an immaculate lawn square. The property benefits from a wealth of period features with accommodation measuring 1257 Sq ft.

The accommodation includes three excellent sized bedrooms, two bathrooms, a dining room, a reception room and spacious kitchen with charming views of the communal grounds of this incredibly popular development. All of the windows have been recently replaced with double glazed units and the property will be sold with no onward chain.

Roehampton Close is an iconic landmark period development of art deco flats situated in its own grounds just off Roehampton Lane just opposite the highly regarded Roehampton Club. The closest underground station is East Putney (District Line) and the nearest mainline station is Barnes (Waterloo) minutes away to the north. There is also a good selection of schools in the area, both state, faith and private.

Council Tax Band - E  
EPC Rating - TBC



Three bedrooms



One bathroom, two w.c's



Spacious reception and dining room



Kitchen breakfast room



Second floor, 1257 Sq ft



Double glazed windows recently installed



Immaculate grounds, very peaceful



Leasehold - 132 years remain



Barnes Station close by



Opposite the Roehampton Club



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

020 8788 6611

# Roehampton Close

Approximate Gross Internal Area = 1257 sq ft / 116.8 sq m



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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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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