



JAMES  
ANDERSON



## FOR SALE

Roehampton Close, Putney, SW15

**£600,000**

Guide Price

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 - D

Leasehold - 132 years remain

Service Charge - £2853 PA

Reserve Fund - £2580 PA

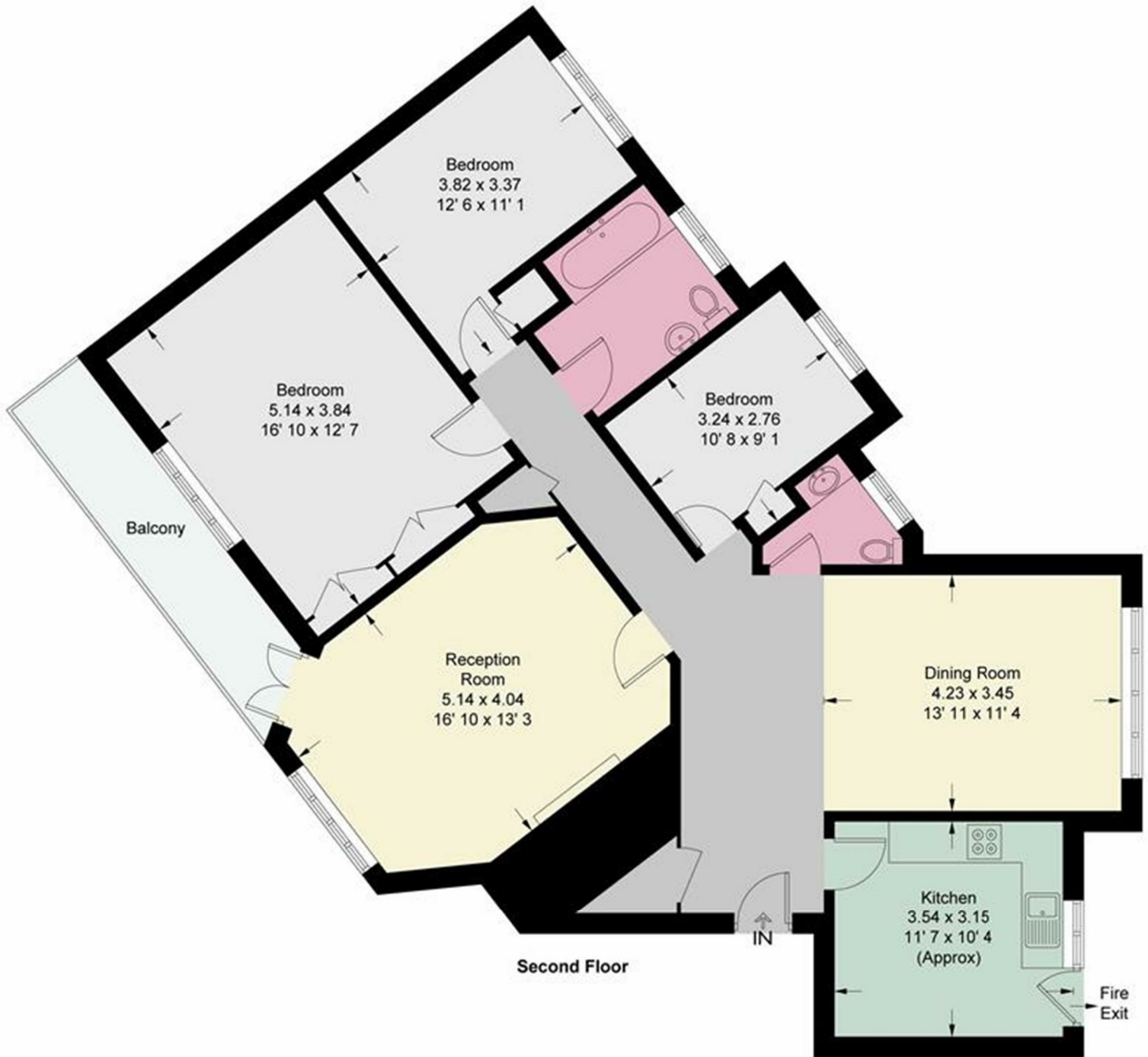
Ground Rent - Peppercorn




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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		
	59	64
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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