



**JAMES
ANDERSON**



TO LET

Roehampton High Street, London, SW15

£1,695 Per Month

Per Month

Well presented two double bedroom flat to rent in a great location close to Roehampton University and Richmond Park.

The property offers good living space and well proportioned rooms and is well located for shops, bars restaurants and fast links into Putney as well as easy access to the A3.



Two Double Bedrooms



Modern Bathroom



Large Reception Room



Modern Kitchen



EPC D / Council Tax C / Holding Deposit £391.15



Putney Train Station



Roehampton University



Available Now



Unfurnished



Minimum Term 12 Months / £1955.76



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

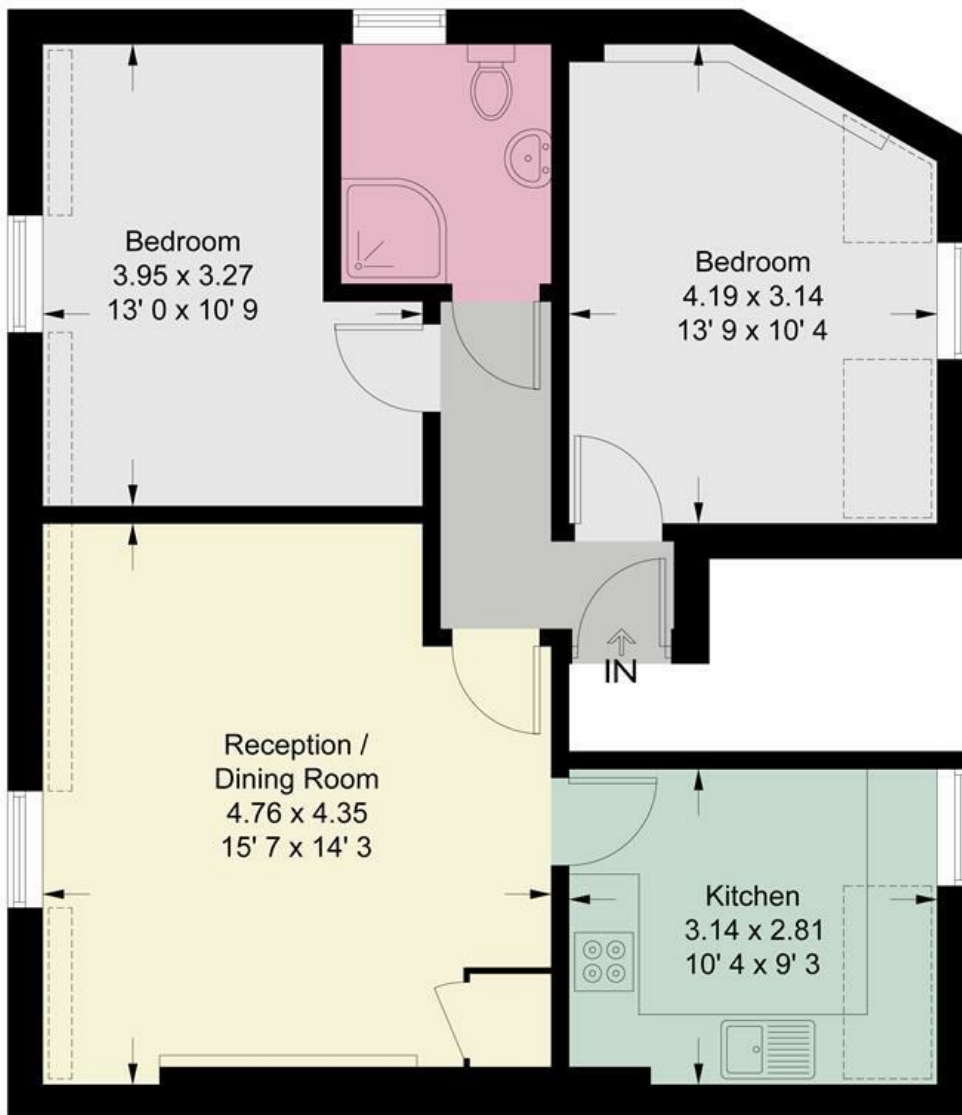
0208 785 4400

Roehampton High Street

Approximate Gross Internal Area = 662 sq ft / 61.5 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 46 sq ft / 4.3 sq m



= Reduced headroom below 1.5m / 5'0



Second 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) A			
(81-91) B			
(69-80) C			
(55-68) D		57	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		

