



JAMES
ANDERSON



TO LET

Roehampton Lane, Putney, SW15

£1,150,000

Guide Price

Brought to the market for the first time in over 40 years, this exquisite period family home is set in a prime position, offering uninterrupted, scenic views over the renowned Roehampton Club's tennis courts and playing fields. Full of timeless character and original charm, this substantial family home is a rare find, combining generous living space, period detailing, and significant future potential.

From the moment you step inside, the home welcomes you with a sense of grandeur. The entrance hallway sets a refined tone, leading to two large reception rooms, both perfectly suited for entertaining or relaxed everyday living. These beautifully proportioned rooms are rich in original features, including intricate ornate corning, decorative ceiling roses, handsome feature fireplaces, and soaring ceilings that enhance the feeling of space and light throughout.

To the rear, a well-sized kitchen and breakfast room offers views across and access to the long, sun-drenched garden ideal for outdoor dining or family play. The space also presents a fantastic opportunity for reconfiguration



A Rare To The Market Four Double Bedroom Family Home



Bathroom Suite



Two Spacious Reception Rooms With Plenty Of Period Features



Rear Kitchen & Dining Room



EPC Rating - E / Council Tax Band - G



Moments From Transport - Barnes Station Only 6 Minutes Walk



Within Catchment For Highly Regarded Schools



Prime Location Overlooking The Highly Regarded Roehampton Club



Chain Free With Plenty Of Extension Potential (STPP)



Off Street Parking For Two Cars



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

020 8788 6611

Roehampton Lane

Approximate Gross Internal Area = 2547 sq ft / 236.6 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 264 sq ft / 24.5 sq m



**JAMES
ANDERSON**



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) for any use of this plan or the adequacy, accuracy or completeness of the information provided.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

