



JAMES  
ANDERSON



## FOR SALE

Tangley Grove, London, SW15

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £185,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

With far reaching views over Richmond Park this wonderful apartment is situated on the eighth floor while providing over 500sqft of living space.

Tangley Grove is perfectly located for Roehampton high-street, which is just a five minute walk away with plenty of local buses taking you to Putney and beyond. There are bus routes located very near the property for direct access to Fulham, Victoria, South Kensington, Battersea and Clapham Junction. The property has views over Richmond Park with its gorgeous green open spaces, with Putney Heath also nearby.

Accommodation comprises of a large double bedroom, fitted kitchen, bathroom suite, plenty of hallway storage and a spacious lounge suited for entertaining with your own private balcony. Plenty of free parking spaces are also available nearby.

**£185,000**

By Auction



Eighth Floor One Bedroom Apartment



Bathroom Suite



Spacious Lounge Suited For Entertaining



Fitted Galley Kitchen



EPC Rating - C



Moments From Transport Links



Situated Near Roehampton University



Quiet & Peaceful Location - Far Reaching Views Of Richmond Park



Immediate Exchange Of Contracts Available

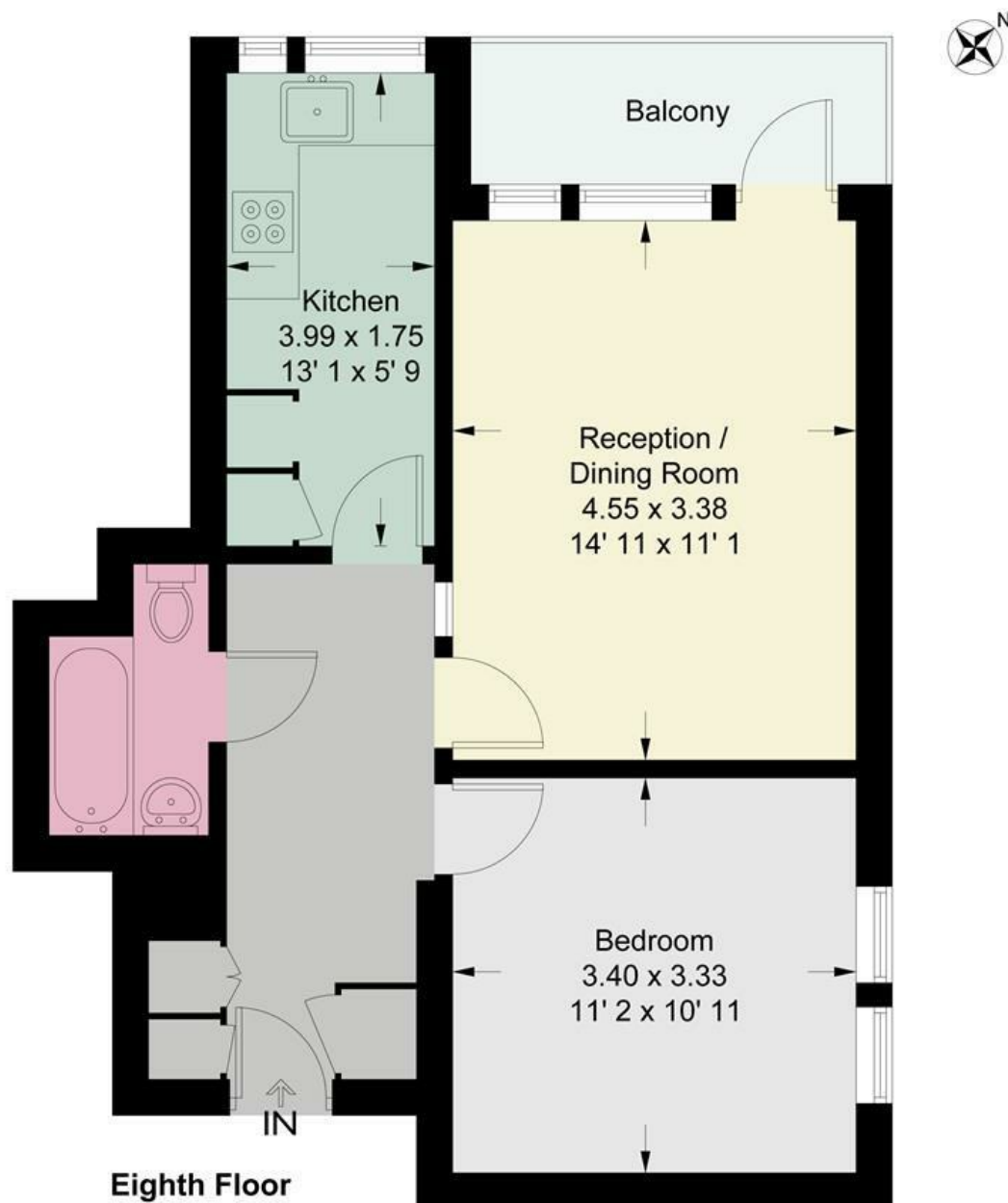


Being Sold Via Secure Sale



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

020 8788 6611



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) <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		

