



**JAMES  
ANDERSON**

Roehampton Lane  
London SW15  
Guide Price £495,000



## Roehampton Lane London SW15

A striking and beautifully presented two double bedroom, two bathroom apartment offering over 800sqft of exceptional living space in the sought after Roebuck House on Roehampton Lane, SW15. Offered chain free, this impressive home is one of the largest apartments within the development and has been meticulously maintained by its sole owner since new.

The apartment immediately impresses with its generous proportions, excellent natural light and well balanced layout, perfectly suited to both everyday living and stylish entertaining. A welcoming entrance hallway with useful built in storage leads through to the heart of the home an expansive open plan kitchen, dining and reception space. Thoughtfully designed and wonderfully sociable, this room provides ample space for both relaxing and hosting, with doors opening onto a superb private terrace overlooking attractive greenery, creating a peaceful and private outdoor retreat rarely found in modern developments.

The principal bedroom is a superbly proportioned double room complete with a sleek three piece ensuite shower room. The second double bedroom benefits from built in storage and is served by a contemporary three piece family bathroom suite, making the property equally ideal for guests, sharers or those working from home. Shutters have also been installed throughout.

Roebuck House is a well regarded modern development ideally positioned on Roehampton Lane, within a short walk of Barnes Station, offering connections into Central London. The property is also perfectly located to enjoy the vast green open spaces of Richmond Park and Wimbledon Common, while the cafes, restaurants and village charm of Barnes are close by.

Combining impressive square footage, allocated parking, a wonderful terrace outlook and a highly desirable location close to transport and some of South West London's most celebrated green spaces, this superb apartment presents a rare opportunity for buyers seeking both style and substance.

















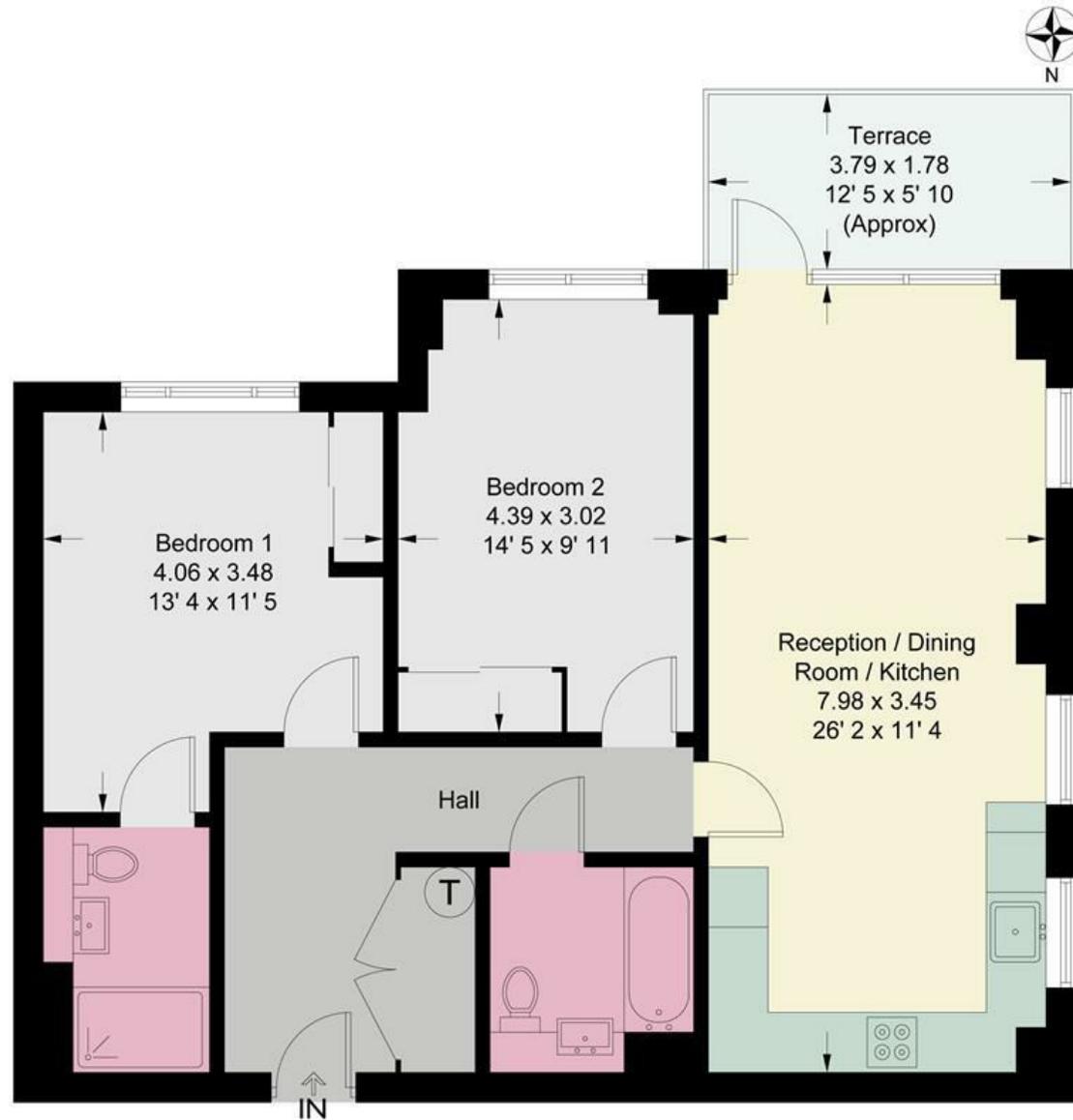
KEEP  
CALM  
AND  
DRINK  
WINE

# Roehampton Lane

Approximate Gross Internal Area = 824 sq ft / 76.6 sq m



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Second Floor



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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.





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