



**JAMES
ANDERSON**



TO LET

Roebuck House, Roehampton, SW15

£2,200 Per Month

Per Month

A beautifully presented, light and spacious two bedroom third floor apartment, situated within Emerald Square, a sought after development built by the ever popular St James Group.

The accommodation is as follows, large modern kitchen boasting integrated appliances, ample storage, generous kitchen opens onto the reception/dining area with access to a large balcony. The Master bedroom has built in wardrobes and presented to the highest of standards. A second double bedroom, stunning family bathroom and a well-presented entrance hallway complete the accommodation.

Emerald Square is a remarkable development of recently built and beautifully refurbished apartments and houses. These homes enjoy a superb location in South West London, set within easy reach of cosmopolitan Putney, Wimbledon Common, Barnes Station and beautiful Richmond Park.



Two Double Bedrooms



Modern Bathroom



Open Plan Reception



Modern Kitchen



EPC B / Council Tax E / Holding Deposit £507.69



Roehampton University



Barnes Train Station



Private Parking



Richmond Park



Deposit £2538.46



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

0208 785 4400



Roebuck House

Approximate Gross Internal Area = 766 sq ft / 71.2 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

