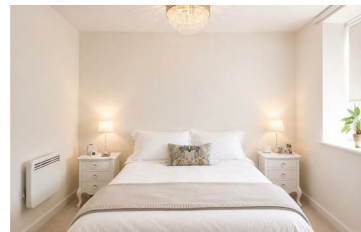




**JAMES
ANDERSON**



FOR SALE

£118,800

Roehampton Lane, London, SW15

30% Shared ownership

The apartment is available on a 30% shared ownership basis for £118,800, based on a full market value of £396,000, offering an affordable way to get onto the property ladder. Buyers also have the flexibility to increase their share over time, with the option to staircase up to full 100% ownership as finances permit. The estimated monthly cost is approximately £1,560.

The rent payable on the unowned share is currently around £700 per month. If ownership is increased over time the rent amount would reduce accordingly.

Set within the sought after Emerald Square development on Roehampton Lane, this beautifully presented one bedroom apartment in Sheen House offers bright contemporary living, a private balcony, allocated parking and access to well-maintained communal gardens.

The apartment comprises a generous open-plan kitchen and reception room, providing an excellent living and entertaining space. Large windows and glazed doors flood the room with natural light and open directly onto a private balcony with elevated views across the development. The reception area comfortably accommodates both seating and dining areas, creating a versatile layout ideal for modern living.



One Bedroom



One Bathroom



Open plan Kitchen and Reception Room



Spacious Kitchen Dining area



Council Tax Band D | EPC Rating C



Close to Putney Station



Close to Roehampton University



Shared Garden Space

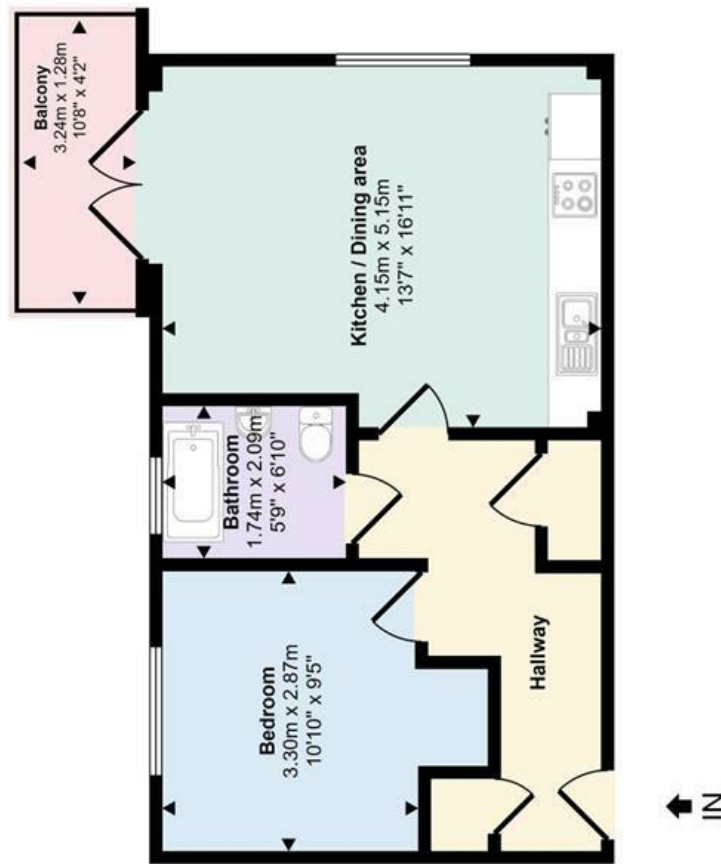


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

Sheen House, SW15

Approx Gross Internal area 46 sq m / 490 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(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		

