



**JAMES
ANDERSON**

Roehampton Lane
London SW15
Guide Price £396,000



Roehampton Lane London SW15

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.

The contemporary kitchen is fitted with sleek cabinetry, integrated appliances and ample worktop space, combining practicality with stylish modern design.

The spacious double bedroom enjoys excellent natural light and offers a calm and comfortable retreat, while the contemporary bathroom is finished to a modern specification with quality fittings throughout.

Further benefits include a secure entry system, lift access, allocated parking and well-maintained communal surroundings, all contributing to the convenience and appeal of this sought-after development.

Ideally located on Roehampton Lane, the property is perfectly positioned for Richmond Park and Putney Heath, while the amenities of Putney, Barnes and East Sheen are all within easy reach. Excellent transport connections nearby provide convenient access into Central London and surrounding areas, making this an ideal purchase for first-time buyers, professionals or investors alike.

Tenure - Leasehold - 113 Years Remaining

EPC Rating - C

Council Tax Band - D

Service Charge - £1,116

Ground Rent - TBC











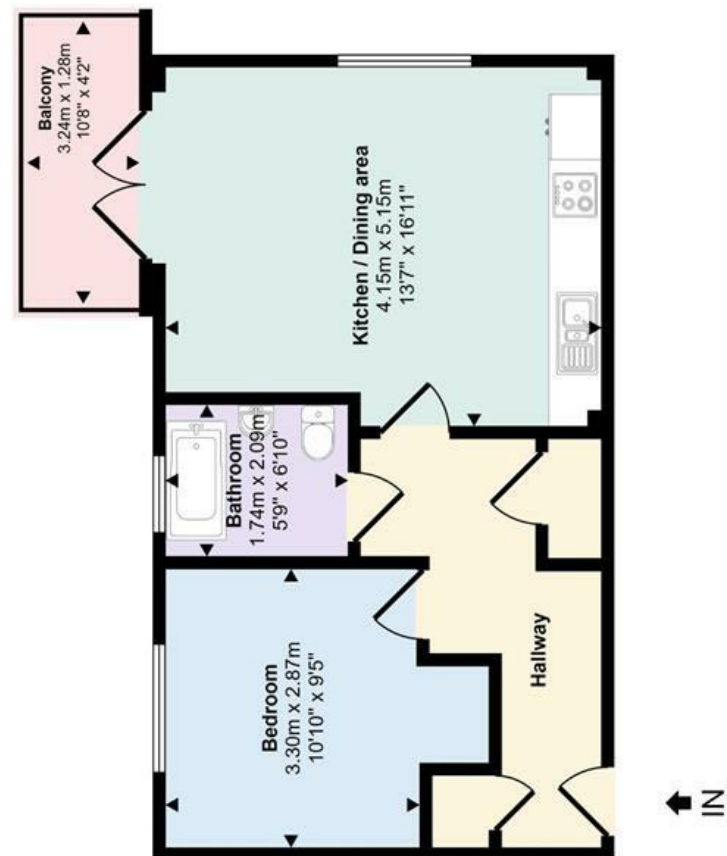






Sheen House, SW15

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.



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