



JAMES
ANDERSON

Roehampton Lane
London SW15
Guide Price £495,000



Roehampton Lane London SW15

A beautifully presented two bedroom apartment offering spacious and stylish accommodation following an extensive programme of improvements throughout.

The property opens into a bright and inviting open-plan kitchen and reception room, creating an excellent space for both everyday living and entertaining. The newly fitted kitchen features contemporary finishes, generous storage and ample preparation space, while the reception area comfortably accommodates both seating and dining areas.

Both bedrooms are particularly spacious and well proportioned, offering excellent flexibility for a home office, guest room or additional living space. A newly installed bathroom completes the accommodation, finished in a clean and modern style.

The property has been thoughtfully upgraded throughout, with improvements including new flooring, freshly painted interiors, five secondary glazed windows, bespoke storage solutions and additional boarded loft storage. These enhancements complement the generous proportions and create a stylish, practical home that is ready to move straight into.

Ideally positioned on Roehampton Lane, the property is conveniently located for local shops, transport links and green open spaces, with easy access to Putney, Barnes and surrounding areas. The location also provides excellent connectivity into central London, making the property well suited to both owner-occupiers and commuters.

The combination of its generous room sizes, contemporary interiors, extensive improvements and convenient location makes this an excellent opportunity for buyers seeking a turnkey London home with excellent potential for comfortable modern living.

Lease: 103 years
Service Charge: £2,902.52 p.a.
Ground Rent: £100 p.a.
Council Tax: Band D







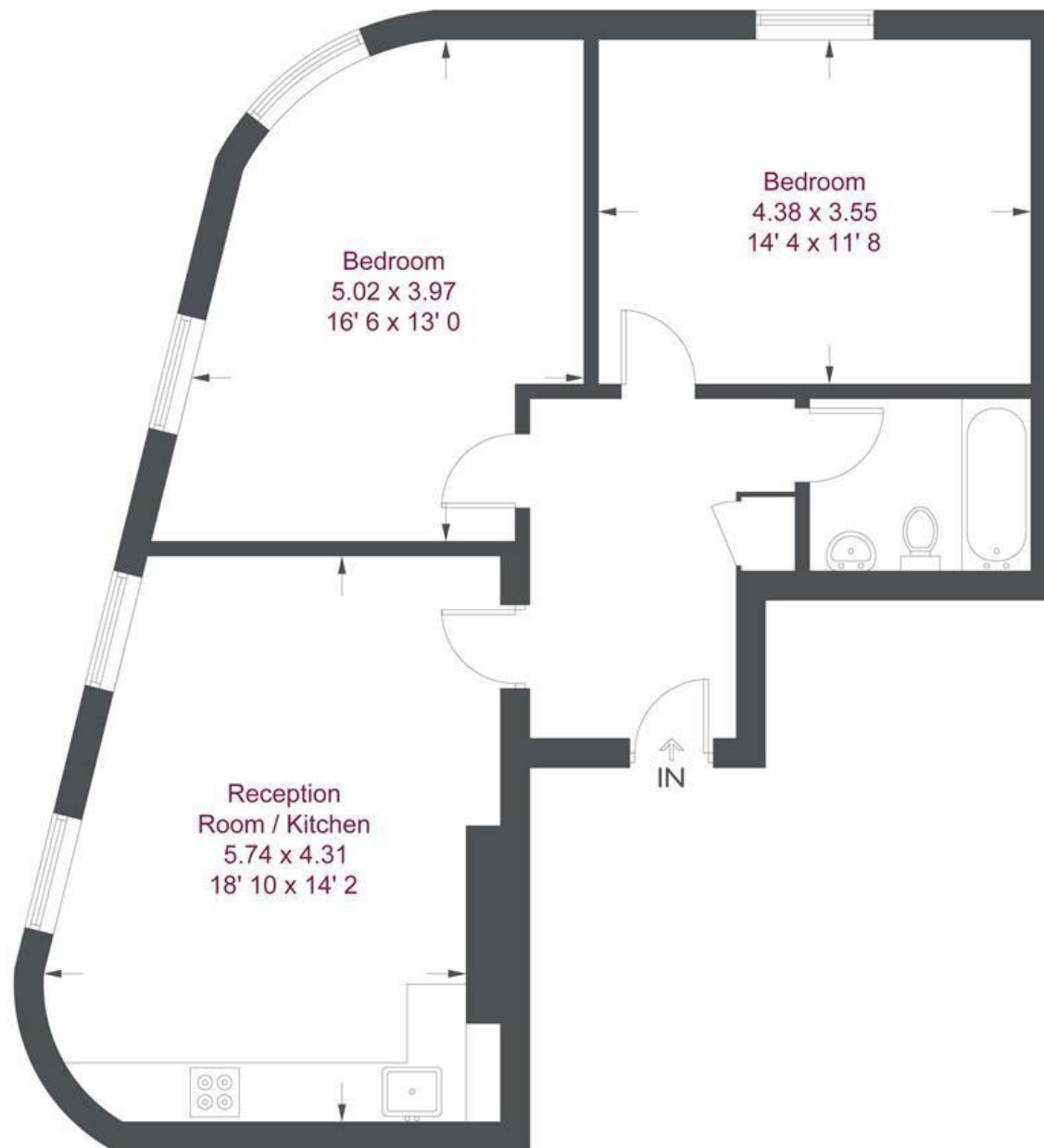












First Floor



**JAMES
ANDERSON**

Roehampton Lane

Approximate Gross Internal Area = 779 sq ft / 72.4 sq m

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.



78 Lower Richmond Road
Putney
SW15 1LL

020 8788 6611
sales@japutney.co.uk
www.jamesanderson.co.uk

