



**JAMES
ANDERSON**



TO LET

£2,750 Per Month

Roehampton Close, London, SW15

Per Month

Stunning two / three bedroom ground floor flat to rent with private garden. At over 1000 sqft the property comprises a large reception room with lovely bay windows, modern kitchen, separate dining room, two large double bedrooms and two bathrooms.

Roehampton Close is an iconic landmark period development of art deco flats situated in its own grounds just off Roehampton Lane just opposite the highly regarded Roehampton Club. The closest underground station is East Putney (District Line) and the nearest mainline station is Barnes (Waterloo) minutes away to the north. There is also a good selection of schools in the area, both state, faith and private.



Two Double Bedrooms



Two Bathrooms



Reception and Dining Room



Modern Kitchen



EPC Rating D/ Council Tax Band E / Holding Deposit £634.61



Barnes Train Station



Roehampton University



Richmond Park



Private Garden



Minimum Term 12 Months / Deposit £3173



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

0208 785 4400

Roehampton Close

Approximate Gross Internal Area = 1022 sq ft / 95 sq m



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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(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		

