



**JAMES  
ANDERSON**



## TO LET

230 Roehampton Lane, Putney, SW15

## £2,200 Per Month

Per Month

Beautifully presented two double bedroom penthouse apartment to rent with a large wrap around balcony. The property comprises a lovely and bright open plan kitchen reception room with access to a large wrap around balcony, two double bedrooms and a large family bathroom. The property is perfectly located for easy access to the A3, Richmond Park and Barnes Train Station, and also comes with a secure off street parking space.



Two Double Bedrooms



Modern Bathroom



Open Plan Reception



Modern Kitchen



EPC Rating B / Council Tax Band D / Holding Deposit £507.69



Barnes Train Station



Roehampton University



Richmond Park



Stunning Roof Terrace



Minimum Term 12 Months / Deposit £2538.46

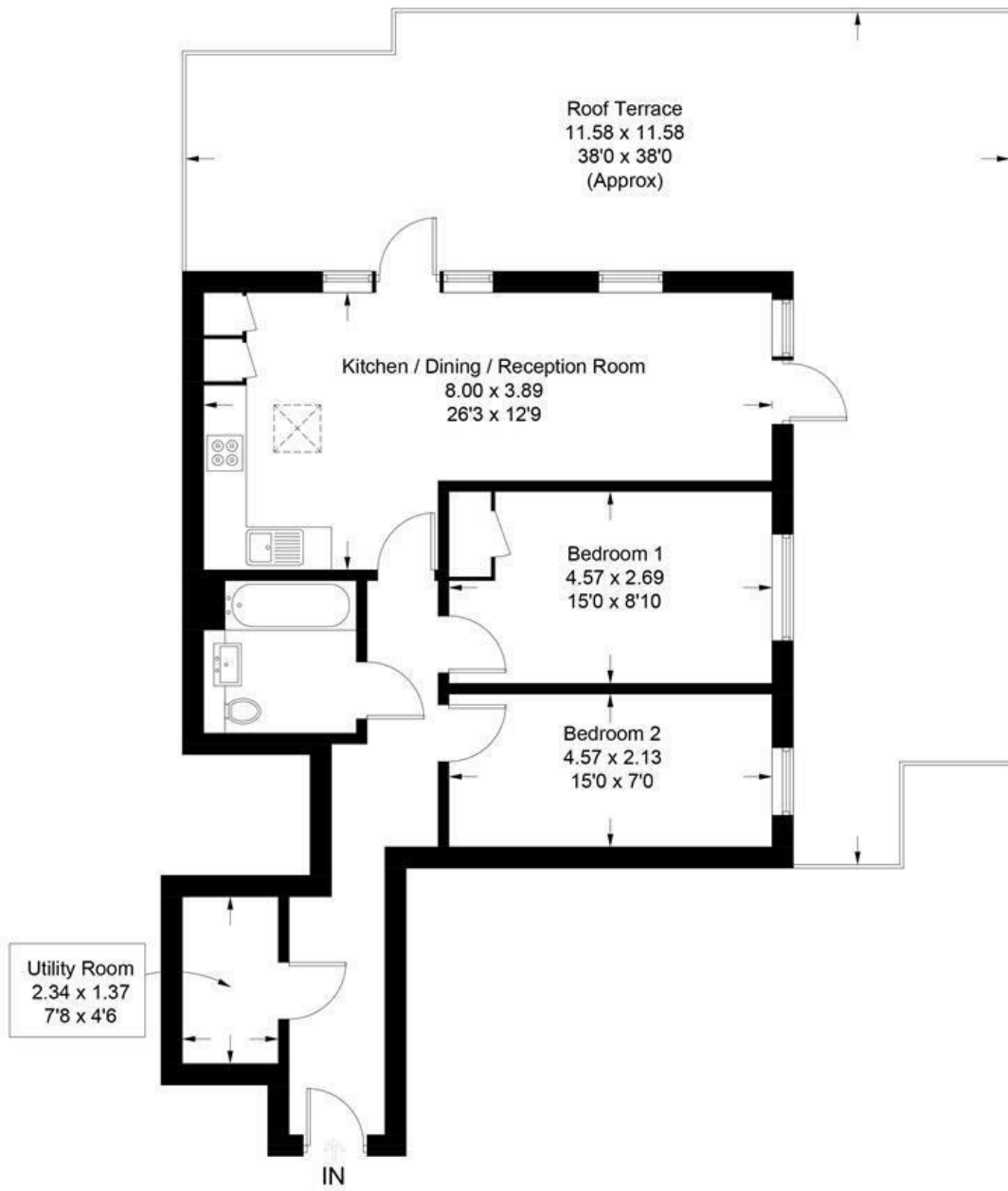


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Engleton House ,SW15

Approximate Gross Internal Area Total = 68.4 sq m / 736 sq ft



## Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID392338)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>83</b>	<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

