



**JAMES  
ANDERSON**



## TO LET

Roehampton Lane, Putney, SW15

## £2,500 Per Month

Per Month

This exceptional Edwardian conversion flat located on the Barnes / West Putney / Sheen borders, has been completely remodelled to provide a wonderful contemporary living space. The property is comprised of a hallway with fitted cupboards and a large store room, and open plan living with wooden floors flowing through from the light and spacious lounge to the fully fitted kitchen / breakfast room. To the front there is a large principle bedroom with a recently refurbished en-suite shower room, built in wardrobes and custom made shutters.

There is a second double room with custom shutters and a door to the garden. The luxurious main bathroom is off the main hallway. One side of the lounge is fully glazed allowing lots of light into the flat. The lounge also provides access to the private garden and stairs that lead up to the raised terrace with a recently constructed detached home office. There is an abundance of 'extras' throughout this wonderful home, which include private off street parking to the front, underfloor heating throughout the property, high ceilings, secure access to shared bike and refuse sheds and a telephone entry system. The property is within easy reach of all the amenities of the surrounding area including, Richmond Park, access to the A3, Barnes Station is a five minute walk away with regular bus services into town running every four minutes.



Two Double Bedrooms



Two Bathrooms



Open Plan Reception



Modern Kitchen



EPC Rating C / Council Tax D / Holding Deposit £576.92



Barnes Train Station



Roehampton University



Richmond Park



Off Street Parking



Minimum Term 12 Months / Deposit £2884.61

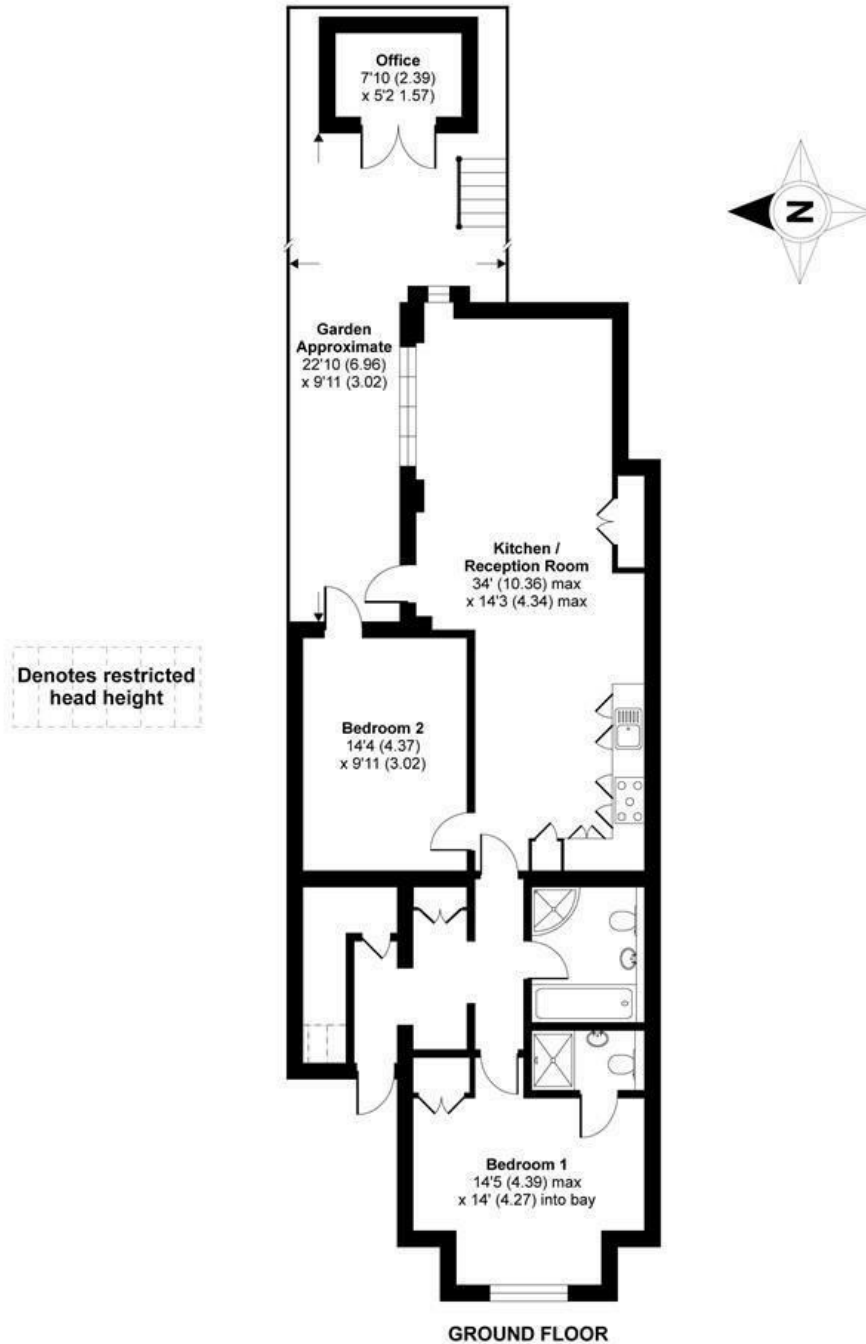


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Roehampton Lane, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 987 SQ FT 91.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OFFICE)



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
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