



**JAMES
ANDERSON**



TO LET

Roehampton Lane, London, SW15

£2,700 Per Month

Per Month

A beautifully presented two bedroom, two bathroom apartment with incredible views of the city, situated within Emerald Square, a sought after development built by the ever popular St James Group.

The accommodation is as follows; large modern kitchen boasting integrated appliances, ample storage, this opens onto the reception/dining area with views to the private roof terrace and balcony. The principle bedroom has a dressing area with built in wardrobes and a fabulous en suite that is presented to the highest standard. A second double bedroom, a stunning family bathroom and a well-presented entrance hallway complete the accommodation.

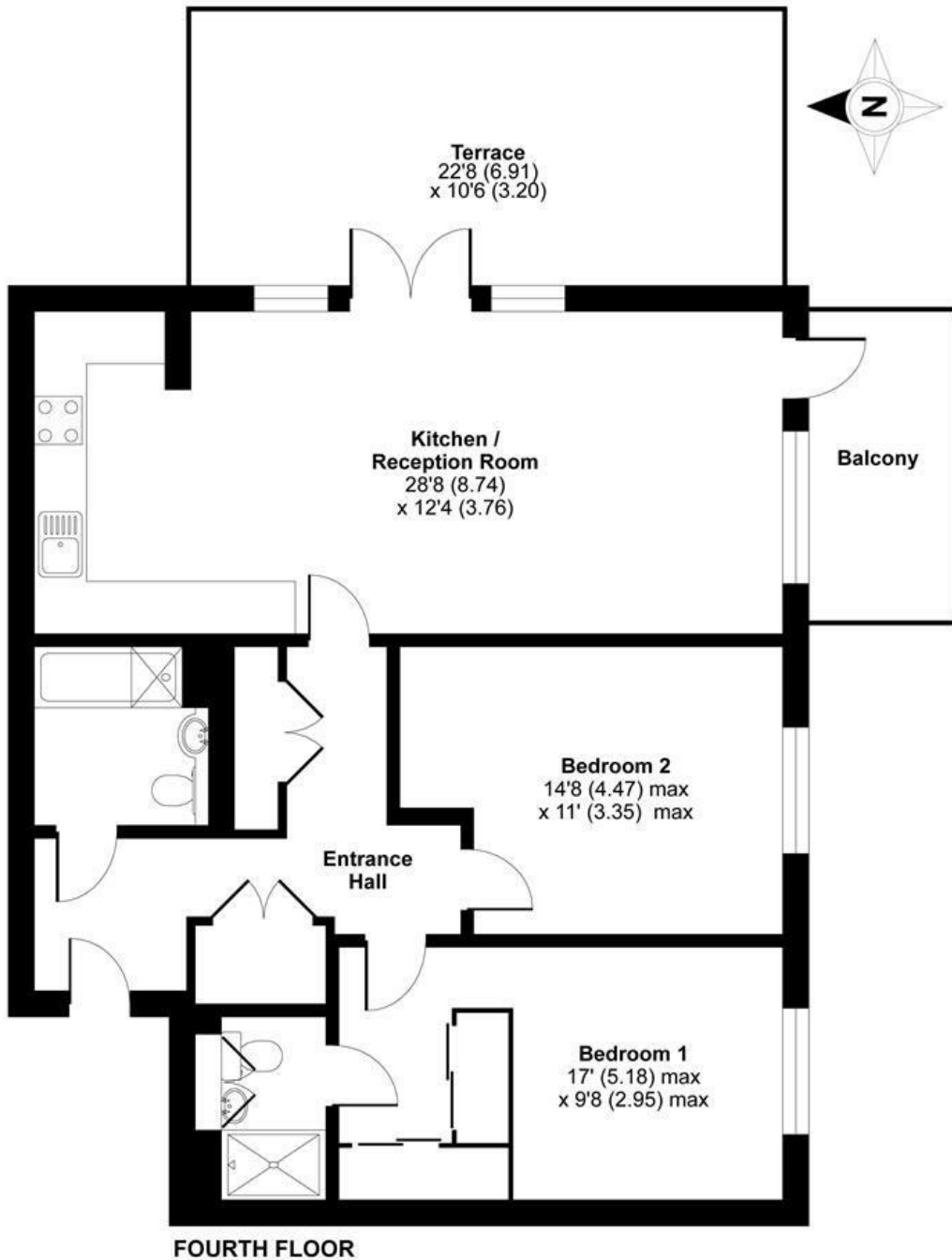
Emerald Square is a remarkable development of recently built and beautifully refurbished apartments and houses. These homes enjoy a superb location in South West London, set within easy reach of cosmopolitan Putney, Wimbledon Common, Barnes Station and beautiful Richmond Park.

-  Two Double Bedrooms
-  Excellent Transport Links
-  Two Bathrooms
-  Close to Roehampton University
-  Open Plan Reception Space
-  Two Terraces, Outstanding Views
-  High Specification Kitchen
-  Parking
-  EPC B / Council Tax E / Holding Deposit £623.07
-  Minimum Term 12 Months / Deposit £3115.38



Roebuck House, Roehampton Lane, Putney, London, SW15 5FN

APPROX. GROSS INTERNAL FLOOR AREA 925 SQ FT 85.9 SQ METRES



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
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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		82	82
(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	

