



**JAMES  
ANDERSON**



## FOR SALE

Tangley Grove, London, SW15

With far reaching views over Richmond Park this wonderful apartment is situated on the eighth floor while providing over 500sqft of living space.

Tangley Grove is perfectly located for Roehampton high-street, which is just a five minute walk away with plenty of local buses taking you to Putney and beyond. There are bus routes located very near the property for direct access to Fulham, Victoria, South Kensington, Battersea and Clapham Junction. The property has views over Richmond Park with its gorgeous green open spaces, with Putney Heath also nearby.






Accommodation comprises of a large double bedroom, fitted kitchen, bathroom suite, plenty of hallway storage and a spacious lounge suited for entertaining with your own private balcony. Plenty of free parking spaces are also available nearby.

Tenure - Leasehold - 86 Years Remain  
Service Charge & Ground Rent - £1200 P.A  
Council Tax - A  
EPC - C

## £220,000

Guide Price

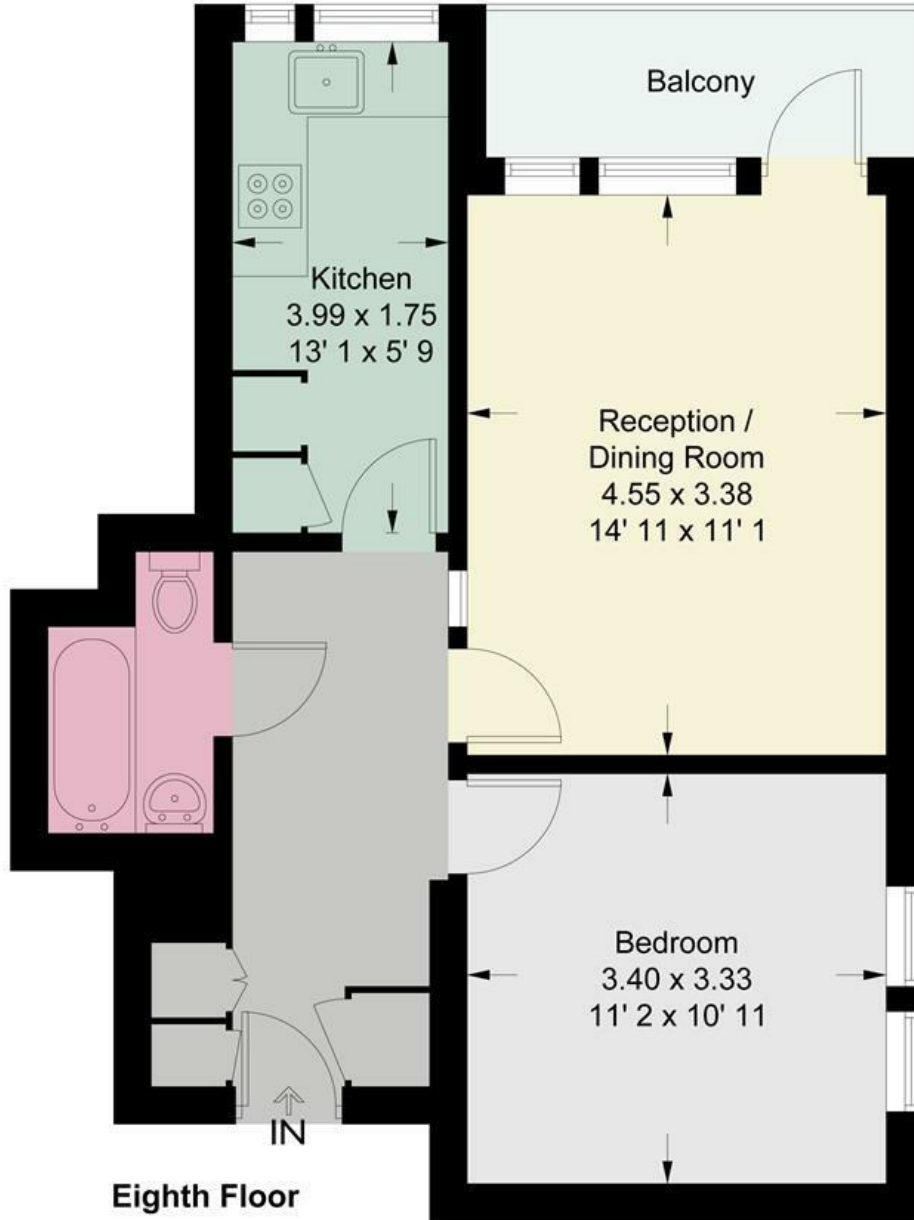
-  Eighth Floor One Bedroom Apartment
-  Bathroom Suite
-  Spacious Lounge Suited For Entertaining
-  Fitted Galley Kitchen
-  EPC Rating - C

-  Moments From Transport Links
-  Situated Near Roehampton University
-  Quiet & Peaceful Location
-  Far Reaching Views Of Richmond Park
-  Close To Green Open Spaces



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

020 8788 6611



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) <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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b>	<b>82</b>

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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