



**JAMES
ANDERSON**



FOR SALE

£625,000

Roehampton Close, London, SW15

Guide Price

A delightful three bedroom ground floor apartment situated in a tucked away art deco period apartment block overlooking an immaculate lawn square. The property benefits from a wealth of period features with accommodation measuring close to 1200 sqft.

With beautiful parquet flooring throughout this apartment is a home to make your own while offering excellent sized rooms and ample living space.

Accommodation includes three excellent sized bedrooms, two bathrooms, a dining room, a reception room and spacious kitchen with access to outside space to the front and rear.

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.

Council Tax Band - E



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

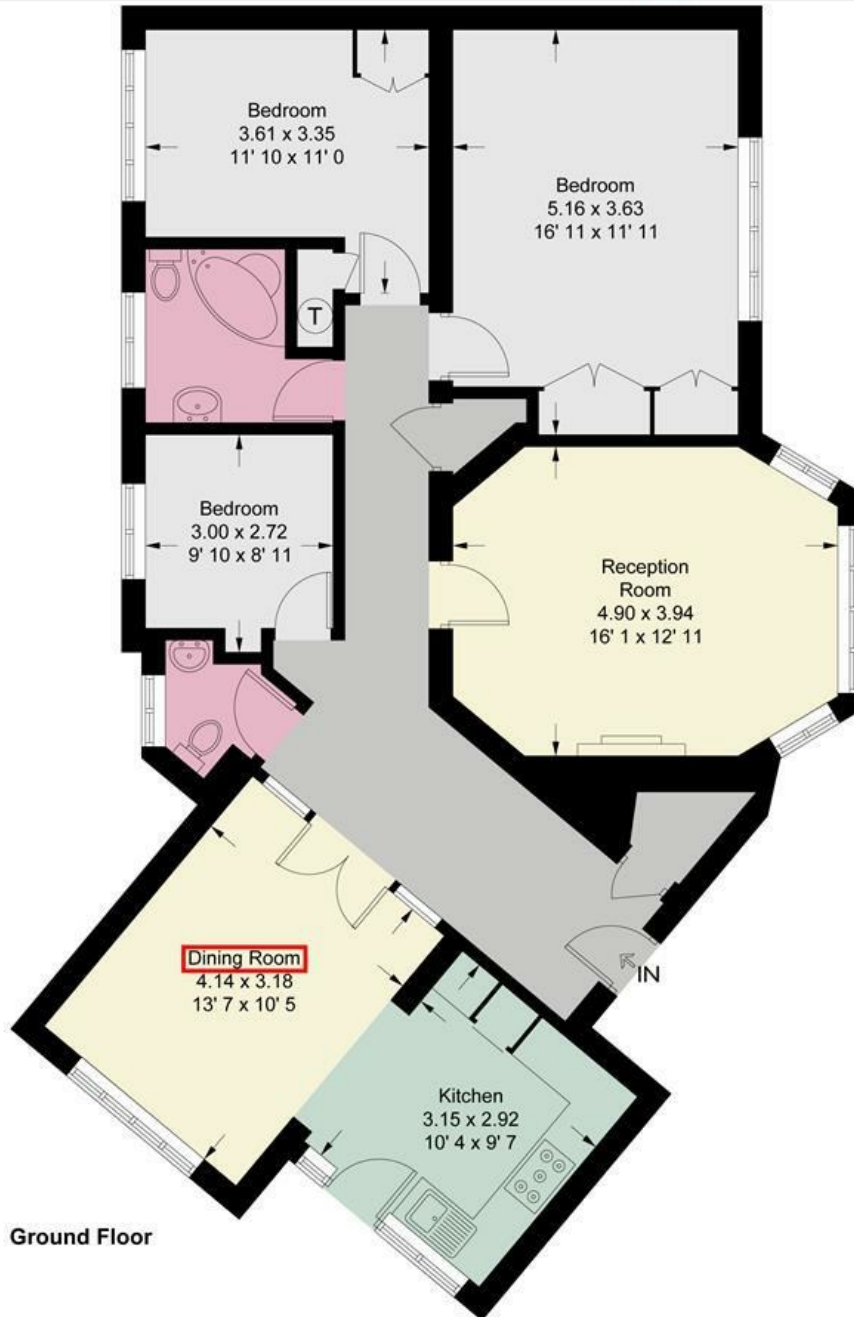
020 8788 6611

Roehampton Close

Approximate Gross Internal Area = 1178 sq ft / 109.4 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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