

JAMES ANDERSON

Roehampton Lane

London SW15

Guide Price £525,000



Roehampton Lane
London SW15

Set on the top floor and enjoying views over the prestigious Roehampton Club, this beautiful character apartment is a rare and stylish find, combining period charm with contemporary open plan living and a genuine wow factor throughout. Light filled, well proportioned and finished with tasteful décor, the property offers a unique blend of character and modern design.

The apartment is accessed via a private entry stairway, thoughtfully arranged with space for coats and shoes before opening into the impressive heart of the home. The bright and airy open plan kitchen, dining and living area is enhanced by high ceilings, excellent natural light and a wonderful sense of space, making it ideal for both everyday living and entertaining.

The sleek and stylish kitchen features integrated appliances, ample storage and a breakfast bar perfect for casual dining. This flows effortlessly into the living area, which comfortably accommodates both a dining table and a relaxed sofa area. Additional eaves storage has been cleverly incorporated, adding practicality without detracting from the clean, elegant finish.

The principal bedroom is a generous double bedroom, complete with fitted wardrobes and plenty of space for additional furnishings. The second bedroom is almost equal in size, making it ideal for guests, a home office or sharers, and also benefits from useful eaves storage. Completing the accommodation is an extremely well presented four piece bathroom, featuring both a bath and a separate full length shower, finished to a high standard.

A truly special top floor apartment offering character, space and style in a highly desirable location, perfect for buyers seeking something distinctive with light, views and lifestyle appeal. Situated overlooking the Roehampton Club, it benefits from excellent transport links to Central London, nearby green spaces, and highly regarded local schools.

Tenure - Share Of Freehold
SC & GR - £0 - ad hoc shared costs
Council Tax - D
EPC - C








BREAD
SALT


NEWGATE
Nathan
Polly







Roehampton Lane

Approximate Gross Internal Area = 930 sq ft / 86.5 sq m
(Including Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 109 sq ft / 10.1 sq m

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= Reduced headroom below 1.5m / 5'0



First Floor
49 sq ft / 4.6 sq m

Second Floor
881 sq ft / 81.9 sq m
(Including Reduced Headroom / Eaves Storage)

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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.

78 Lower Richmond Road
Putney
SW15 1LL

020 8788 6611
sales@japutney.co.uk
www.jamesanderson.co.uk

