



**JAMES
ANDERSON**



FOR SALE

£675,000

Roehampton Lane, Putney, SW15

This exceptional Edwardian garden flat located on the Barnes / West Putney / Sheen borders, has been completely re-modelled to provide a wonderful contemporary living space. The property is comprised of a hallway with fitted cupboards, 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 master bedroom with an en-suite bathroom and built-in custom made wardrobes. There is a second double room, it also has custom fitted wardrobes with direct access to the garden. The 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 a well maintained private garden, ideal for entertaining. Off Street Parking for one vehicle, to be sold with a share of the freehold and no onward chain.

This delightful property is in superb condition and offers an inviting living space for the most discerning buyers.

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 Large Double Bedrooms



Two Bathrooms (One En-Suite)



Impressive Open Plan Reception



Beautiful Modern Fitted Kitchen



EPC Rating - C



Excellent Transport Links, Off Street Parking



Outstanding Local Schools



Close to Richmond Park & The



No Chain, Share of Freehold



Private Garden, 1057 Sq Ft



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020 8788 6611



Roehampton Lane

Approximate Gross Internal Area = 1057 sq ft / 98.2 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	79	79
(55-68) D		
(39-54) E		
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