













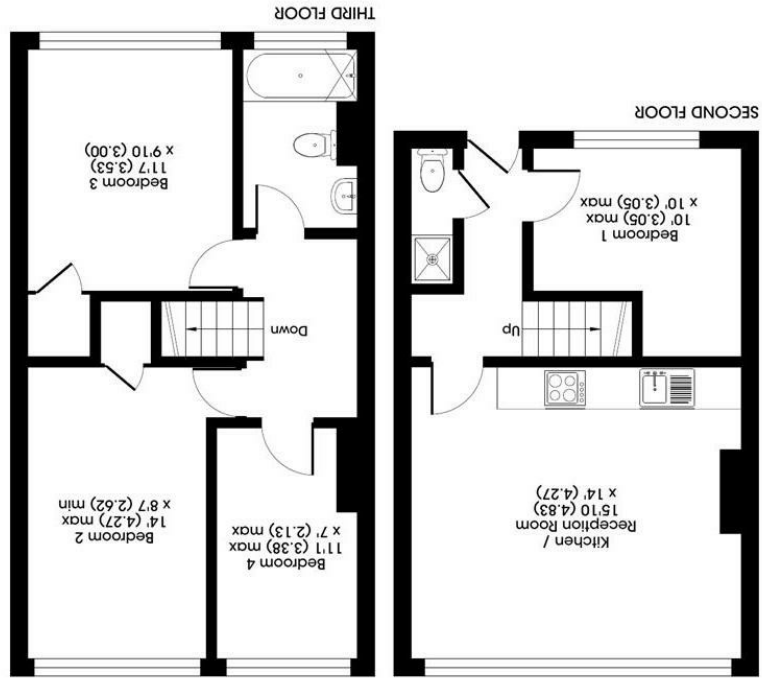


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A 94.00 - 100.00 Very good (lowest energy use)	 A 100.00 - 100.00 Very low (lowest CO <sub>2</sub> emissions)
 B 81.00 - 93.99 Good	 B 90.00 - 100.00 Low
 C 69.00 - 80.99 Fair	 C 75.00 - 90.00 Medium-Low
 D 55.00 - 68.99 Fairly poor	 D 65.00 - 75.00 Medium
 E 39.00 - 54.99 Poor	 E 55.00 - 65.00 High
 F 29.00 - 38.99 Fairly poor	 F 45.00 - 55.00 High
 G 1.00 - 28.99 Very poor	 G 35.00 - 45.00 Very high

RICS Certified Property Measurement  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS). © Gibson Lane, 1013749  
 Produced for Gibson Lane, REF: 1013749



Approximate Area = 851 sq ft / 79.1 sq m  
 For identification only - Not to scale

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 Surrey  
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Bordon Walk,  
 Roehampton, London, SW15 4JG



- AVAILABLE 12th JUNE 2024
- 4 Bedroom First Floor Maisonette
- 2 Double Bedrooms
- 2 Single Bedrooms
- Spacious Kitchen/Living Space
- Fully Fitted Kitchen
- Ground Floor Shower Room
- Excellent Location
- EPC - D
- Council Tax Band - C



£2,250 Per Calendar Month

Bordon Walk,  
Roehampton,  
London,  
SW15 4JG



**Description:**

\*AVAILABLE 12th JUNE 2024\*

Gibson Lane present to the market a four bedroom first floor maisonette providing open-plan living space. This property offers a spacious open plan kitchen/living room, two double bedrooms, two single bedrooms, ground floor shower room and a first floor bathroom with bath & shower. All amenities just a short walk away and an ideal location for students who attend Whitelands, Froebel, Roehampton Vale and Kingston Hill Campuses.



**Location:**

Bordon Walk is located just a short walk from the ever popular Richmond Park. The location is well served with many different transport links which include buses to Putney, Hammersmith and Kingston, the A3 is in very close by which provides quick access in and out of London. Close to various Universities and Queen Mary's Hospital.

**Furnishing:** Unfurnished

**Local Authority:** Wandsworth

**Council Tax Band:** C

**Available Date:** 12th June 2024

**Deposit:** £2,596

**Tenancy Term:** Long Term