

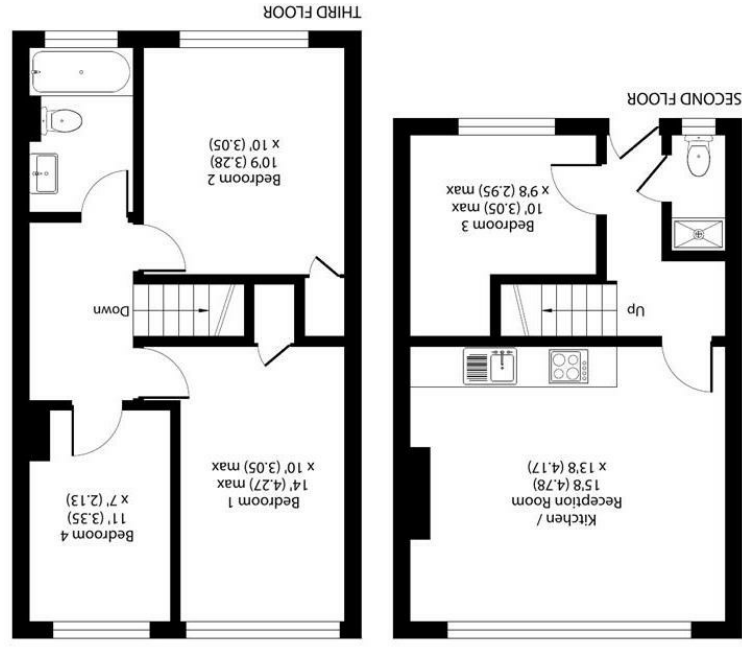


Important Information  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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
 G 100 kWh/m <sup>2</sup> per year (standard) (100 kWh/m <sup>2</sup> per year (actual)) 100 kWh/m <sup>2</sup> per year (standard) (100 kWh/m <sup>2</sup> per year (actual))	 G 100 kWh/m <sup>2</sup> per year (standard) (100 kWh/m <sup>2</sup> per year (actual)) 100 kWh/m <sup>2</sup> per year (standard) (100 kWh/m <sup>2</sup> per year (actual))

Certified Property Measure  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © Gibson Lane, 2022. REF: 822935



Approximate Area = 824 sq ft / 76.5 sq m  
 For identification only - Not to scale

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Sherfield Gardens,  
 Roehampton, London, SW15 4PR



- AVAILABLE 10th JULY 2024
- Split Level Flat
- First Floor
- 2 Double Bedrooms
- 2 Single Bedrooms
- Open-Plan Kitchen/Living Room
- Tiled Bathroom With Bath & Shower
- Ideal For Students @ Roehampton University
- EPC Rating - C
- Council Tax Band - C



£2,150 Per Calendar Month

Sherfield Gardens,  
Roehampton,  
London,  
SW15 4PR



**Description:**

\*AVAILABLE 10th JULY 2024\*

This spacious and modern 4 bedroom property presents the perfect living environment for students. It comes fully furnished with desks throughout and is within walking distance of local amenities and Whitelands College. The property further benefits from being close to local bus routes into Central London.

- 2 Double Bedrooms
- 2 Single Bedrooms
- Open Plan Kitchen
- 2 Bathrooms
- 2 Showers
- 1 Bath
- 2 Toilets
- Fully Furnished
- Professionally Managed
- EPC Rating - C
- Council Tax Band - C



**Location:**

Sherfield Gardens 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:** Furnished  
**Local Authority:** Wandsworth  
**Council Tax Band:** C  
**Available Date:** 10th July 2024  
**Deposit:** £2,480  
**Tenancy Term:** Long Term