

















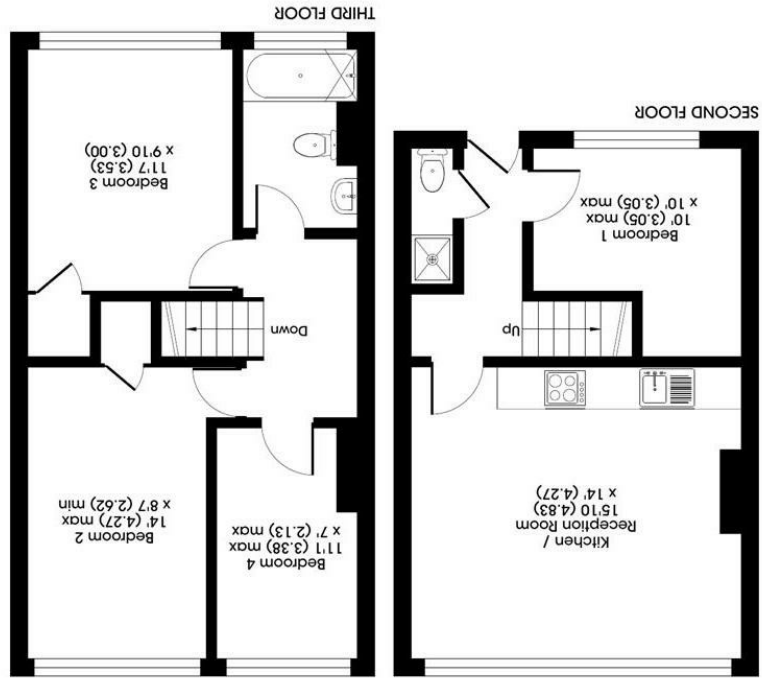


Important Information  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated.  
 Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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	Environment Impact (CO <sub>2</sub> ) Rating
 A Very good (lowest energy use) 100-92.55 kWh/m <sup>2</sup> per year 100-75.56 g/m <sup>2</sup> per year	 A Very good (lowest CO <sub>2</sub> emissions) 100-75.56 g/m <sup>2</sup> per year
 B Good 92.55-80 kWh/m <sup>2</sup> per year 75.56-65.15 g/m <sup>2</sup> per year	 B Good 80-65.15 g/m <sup>2</sup> per year
 C Fair 80-65.15 kWh/m <sup>2</sup> per year 65.15-55.74 g/m <sup>2</sup> per year	 C Fair 65.15-55.74 g/m <sup>2</sup> per year
 D Fairly poor 65.15-55.74 kWh/m <sup>2</sup> per year 55.74-46.33 g/m <sup>2</sup> per year	 D Fairly poor 55.74-46.33 g/m <sup>2</sup> per year
 E Poor 55.74-46.33 kWh/m <sup>2</sup> per year 46.33-36.92 g/m <sup>2</sup> per year	 E Poor 46.33-36.92 g/m <sup>2</sup> per year
 F Fairly poor 46.33-36.92 kWh/m <sup>2</sup> per year 36.92-27.51 g/m <sup>2</sup> per year	 F Fairly poor 36.92-27.51 g/m <sup>2</sup> per year
 G Poor 36.92-27.51 kWh/m <sup>2</sup> per year 27.51-18.10 g/m <sup>2</sup> per year	 G Poor 27.51-18.10 g/m <sup>2</sup> per year
 H Very poor 27.51-18.10 kWh/m <sup>2</sup> per year 18.10-8.69 g/m <sup>2</sup> per year	 H Very poor 18.10-8.69 g/m <sup>2</sup> per year
 I Very poor 18.10-8.69 kWh/m <sup>2</sup> per year 8.69-0.28 g/m <sup>2</sup> per year	 I Very poor 8.69-0.28 g/m <sup>2</sup> per year

Certified Property Measure  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS). © Anderson 2023. REF: 1013749



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

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT12 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444





Bordon Walk,  
 Roehampton, London, SW15 4JG



- 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



£2,100 Per Calendar Month

Bordon Walk,  
Roehampton,  
London,  
SW15 4JG



**Description:**

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:** Furnished/unfurnished  
**Local Authority:** Wandsworth  
**Council Tax Band:** C  
**Available Date:**  
**Deposit:** £2,423  
**Tenancy Term:** Long Term

