
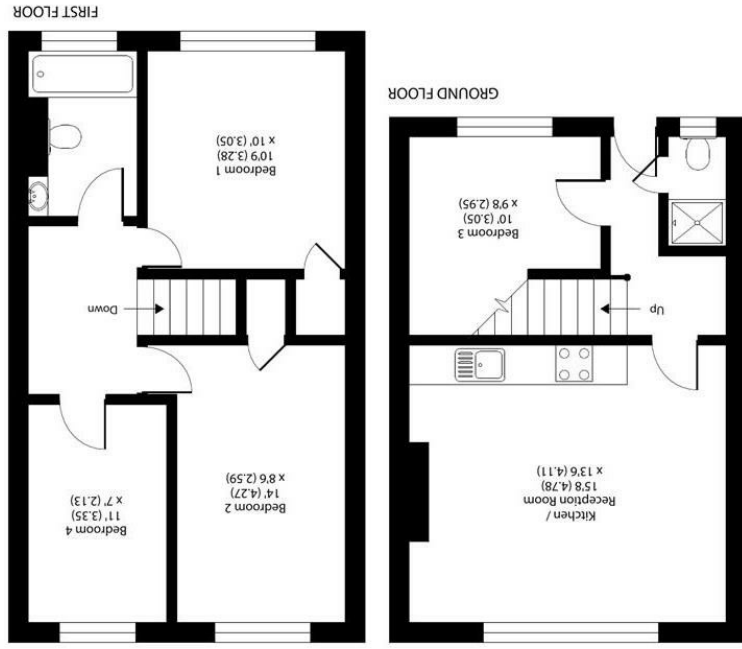


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	
Current Rating	G
Minimum Rating	F
Maximum Rating	A
Minimum Energy Efficiency Standard (MEES)	F
Minimum Energy Efficiency Standard (MEES) Exemption	None

Environmental Impact (CO ₂) Rating	
Current Rating	C
Minimum Rating	D
Maximum Rating	A
Minimum Energy Efficiency Standard (MEES)	D
Minimum Energy Efficiency Standard (MEES) Exemption	None


 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS). © Gibson Lane, 2022.



Approximate Area = 853 sq ft / 79.2 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





Sherfield Gardens,
 Roehampton, London, SW15 4PR

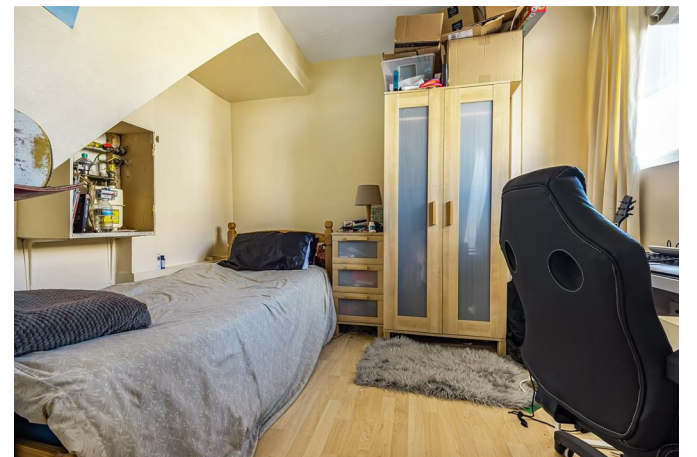


- AVAILABLE 4th SEPTEMBER 2024
- First Floor Split Level Flat
- 2 Double Bedrooms
- 2 Single Bedrooms
- Open-Plan Kitchen
- Tiled Bathroom With Bath & Shower
- Great Location
- Ideal For Student @ Roehampton University
- EPC Rating - C
- Council Tax Band - C



£2,375 Per Calendar Month

Sherfield Gardens,
Roehampton,
London,
SW15 4PR

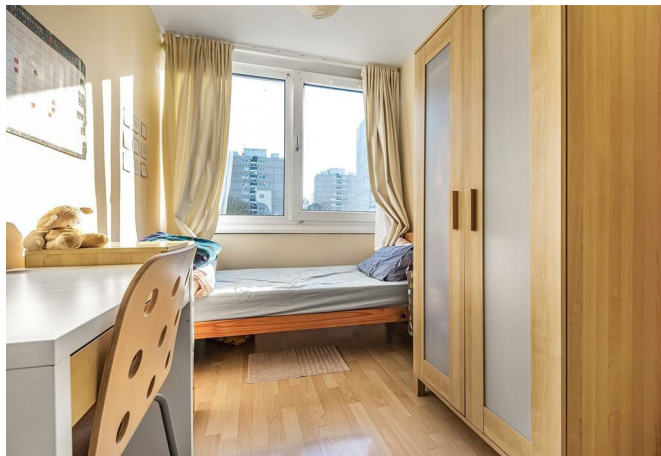


Description:

AVAILABLE 4th SEPTEMBER 2024

Gibson Lane present this spacious and modern four bedroom property which provides 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
- 24 Hour Property Management Service
- 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: 4th September 2024
Deposit: £2,740
Tenancy Term: Long Term