



# Emerald Square

London, SW15

Asking Price £1,100,000

A contemporary 5 bedroom, 4 bathroom house located in a prestigious modern development with driveway/parking for two cars. Circa 10-15 minutes' walk to Barnes Station with good bus routes on the doorstep.

CHESTERTONS



# Emerald Square

## London, SW15

- Five bedrooms
- Four bathrooms
- Open-plan kitchen-diner leading out to garden
- Excellent condition with modern feel throughout
- Spacious rooms
- Near to parks, bus routes, Barnes train station, Roehampton Club, Queen Marys Hospital, Roehampton University
- Driveway parking for two cars
- Private garden with rear access





A contemporary 5 bedroom, 4 bathroom house located in a prestigious modern development with driveway/parking for two cars. Around 10-15 mins walk to Barnes Station with good bus routes on the doorstep.

The accommodation starts with a bright reception room and a kitchen-diner on the ground floor that leads out to a private garden with rear access. Upstairs is another large room overlooking the garden that can be used as a second reception or a large bedroom. There are three further double bedrooms upstairs, two with ensuite bathrooms, another bedroom and bathroom as well as good storage throughout the house.

The whole house is presented in immaculate condition with lots of light and a clean-lined modern feel.

The Roehampton Club, Queen Marys Hospital, Richmond Park, Putney Heath, Barnes Common and shops are all in the vicinity.

**Tenure:** Freehold  
**Local Authority:** Wandsworth  
**Council Tax Band:** G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)	87	87
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

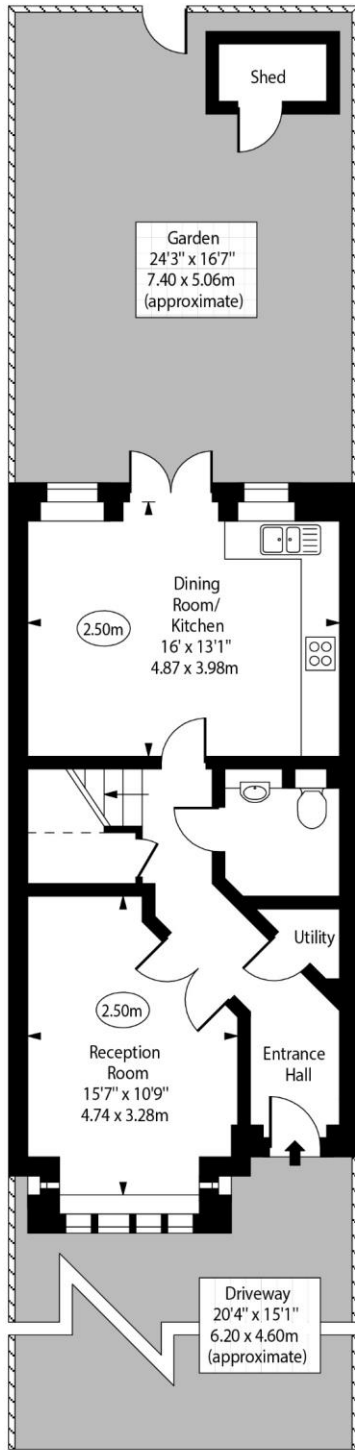
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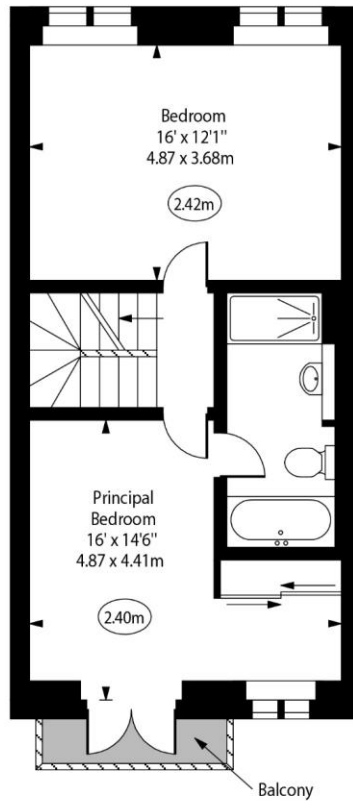
# Emerald Square, SW15



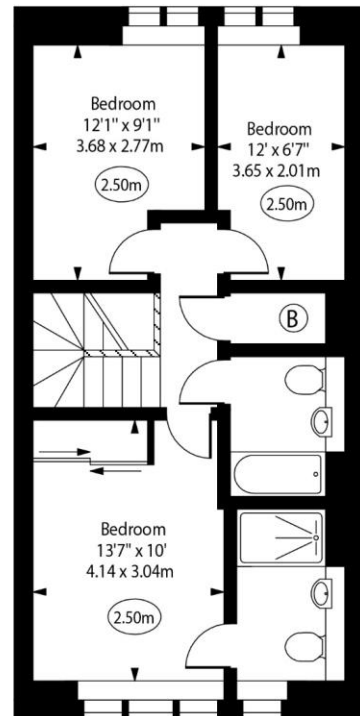
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area 1608 Sq Ft - 149.38 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 018551R

