



# Roehampton Close

London, SW15

Asking Price £600,000

This beautifully proportioned two-bedroom, two reception room Art Deco apartment is set within a fabulously secluded enclave with a West facing balcony.

**CHESTERTONS**





# Roehampton Close

London, SW15

- Expansive Entrance Hall
- Two Bedrooms
- Two Bathrooms
- Fitted Kitchen
- Spacious Reception Room
- Separate Dining Room
- Off Street Parking





This beautifully proportioned two bedroom, two reception room Art Deco apartment is set within a fabulously secluded enclave with a West facing balcony.

Purposely designed around the elegant and imposing hallway, the generously proportioned accommodation further benefits from high ceilings and is solidly built. Offering two bedroom with an additional dining room which some residents use as a third bedroom.

The secluded and mature grounds are fastidiously maintained, there is a West facing balcony overlooking the central lawn and Copper Beech tree as well as the option for a parking permit for each resident. There are some lovely design touches in the apartment and shared hallways which are emblematic of the palpable quality and attention to detail with which the estate has been built and lovingly maintained in subsequent years. Also supported by a porter.

Situated within easy reach of the ever popular Roehampton Club, and excellent local schools, and plentiful green space (including Putney Heath, Barnes Common and Richmond Park) Roehampton Close has it all, as well being a

**Tenure:** Leasehold (Expiry: 31/10/2158)

**Service Charge:** £2,541.44 p.a. Resident porter, maintenance and lighting of public areas, gardening/lawn-mowing, insurance, management fees.  
Sinking fund is £2,280 p.a.

**Ground Rent:** Nil

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** E

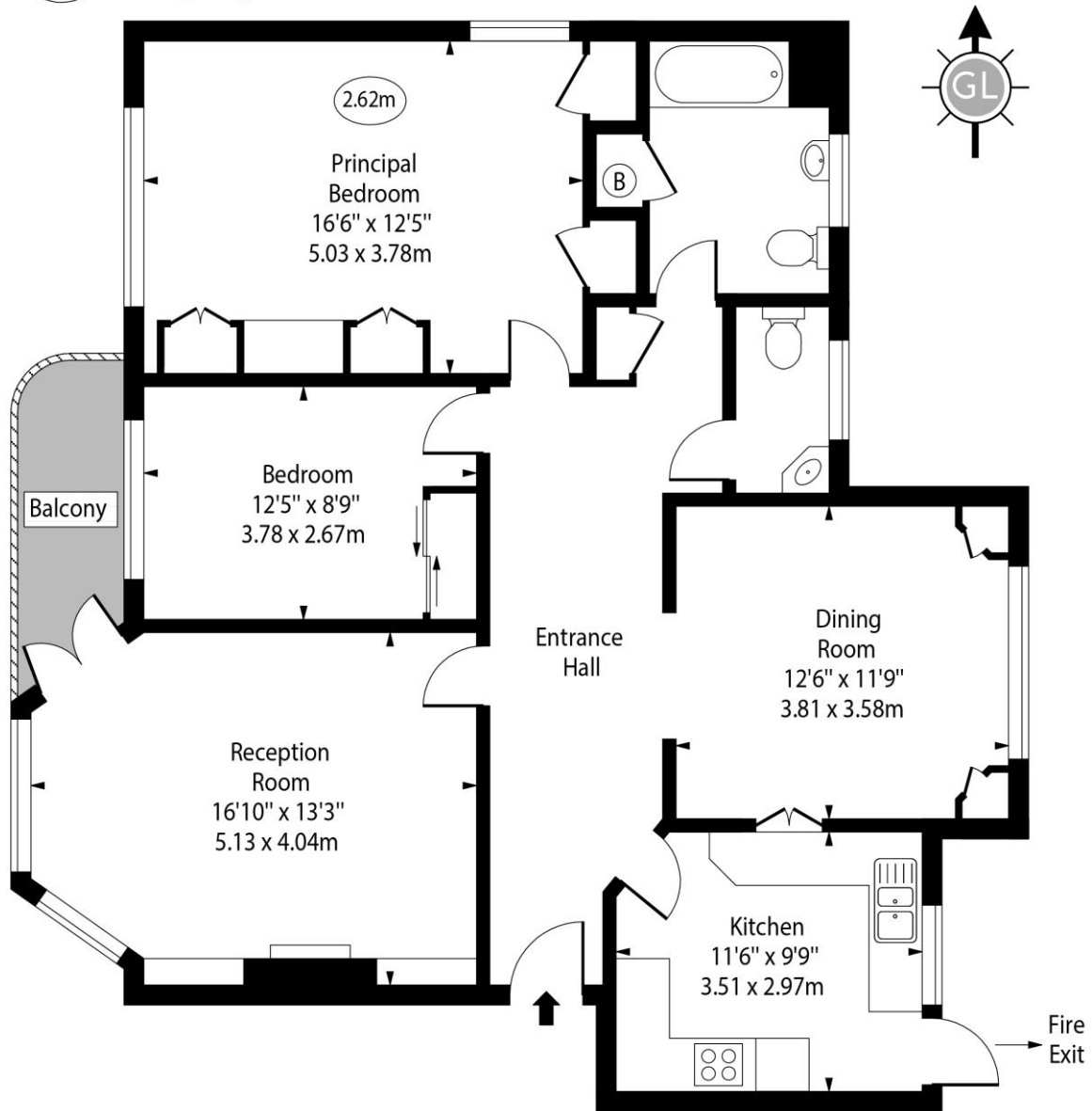
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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# Roehampton Close, SW15

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 1098 Sq Ft - 102.00 Sq M

For Illustration Purposes Only - Not To Scale

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