



**JAMES
ANDERSON**



TO LET

Roehampton Lane, London, SW15

£2,500 Per Month

Per Month

An immaculately presented two double bedroom apartment with two bathrooms, located on the second floor of this modern, purpose built development. The property benefits from secure underground parking and a communal lift. The property is finished to a high standard and comprises bright lounge / diner opening onto a spacious balcony, a fantastic open plan kitchen with integrated appliances, the principle bedroom offers built in wardrobes and an ensuite shower room, further double bedroom with built in wardrobes, family bathroom with over bath shower and storage cupboard in the hall.

Roebuck House is set within a remarkable development that enjoys a superb location in South West London, set within easy reach of cosmopolitan Putney, Wimbledon Common, Barnes Station and beautiful Richmond Park. There are plenty of bus links towards Hammersmith and the West End and also towards Kingston and Wimbledon. Barnes station is 0.7 miles away.



Two Double Bedrooms



Two Bathrooms



Open Plan Reception



Modern Kitchen



EPC B / Council Tax E / Holding Deposit £576.92



Barnes Train Station



Roehampton University



Private Balcony



Secure Underground Parking



Minimum Term 12 Months / Deposit £2884.61



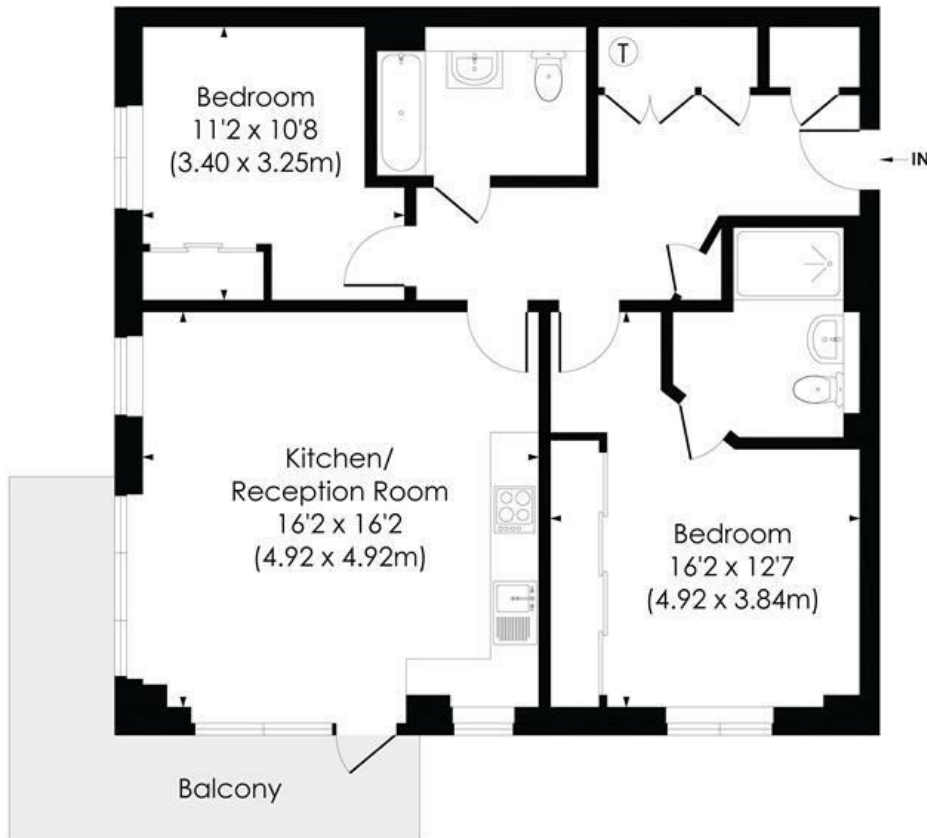
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

ROEHAMPTON LANE, SW15

Approx. Gross Internal Floor Area

818 Sq. ft/95.96 Sq. m



SECOND FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	85	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

