JAMES ANDERSON

TO LET

89 Roehampton Lane, Putney, SW15

£3,200 Per Calendar

Per Calendar Month

SHORT LET - Situated within Emerald Square, a sought after development built by the ever popular St James Group is this beautifully presented two bedroom, two bathroom first floor apartment with spacious rooms and outside space.

Accommodation comprises of a large modern fitted kitchen boasting integrated appliances and ample storage while leading to the reception/dining area with access to a private balcony. Bedroom 1 has a fabulous en-suite that is presented to a high standard along with a second double bedroom, a stunning family bathroom and a well-presented entrance hallway.

Additional benefits include secure underground parking with electric chargers, entry fob, lift services and well manicured communal grounds.

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 Lounge With Balcony
- Fitted Kitchen
- EPC B / Council Tax E / Holding Deposit £738.46

- Easy Access To Transport
- Close To Highly Regarded Schools
- Quiet & Peaceful Development
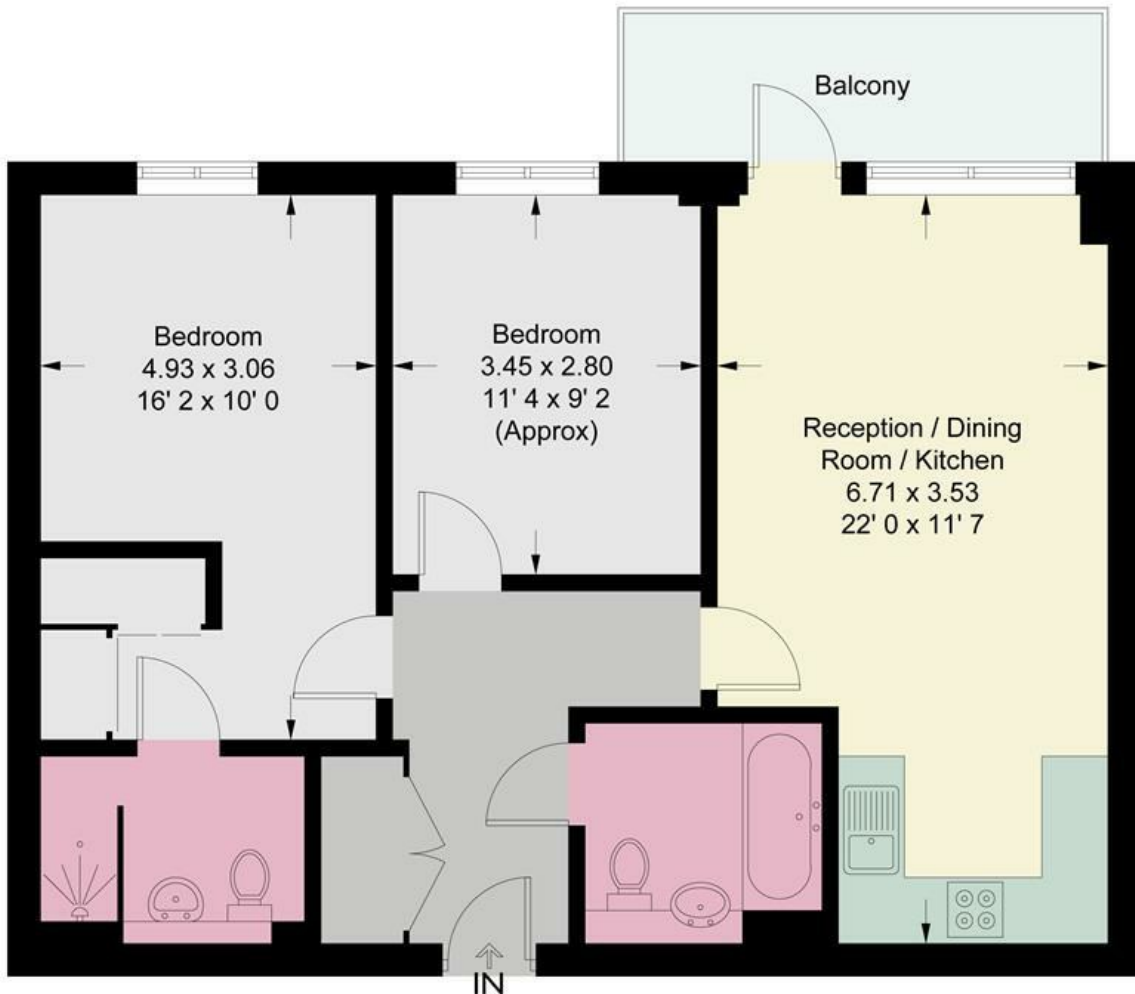- Moments From Richmond Park & Wimbledon Common
- 4 Month Term

Roebuck House

Approximate Gross Internal Area = 712 sq ft / 66.2 sq m

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Balcony

Bedroom
4.93 x 3.06
16' 2 x 10' 0

Bedroom
3.45 x 2.80
11' 4 x 9' 2
(Approx)

Reception / Dining
Room / Kitchen
6.71 x 3.53
22' 0 x 11' 7

IN

First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC