



JAMES
ANDERSON

Roehampton Lane
Putney SW15
Guide Price £415,000



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A rare to the market Edwardian conversion offers an exceptional opportunity to acquire a characterful top floor home that has been cherished by the same owner for over 25 years. Nestled within an attractive red brick Edwardian building, this beautifully presented one bedroom flat combines period charm with sensitively updated contemporary finishes.

The flat benefits from superb natural light throughout the day, enhanced by its elevated position and open outlook down the leafy and desirable Langside Avenue. The well-proportioned accommodation begins with a welcoming landing that leads through to a generous lounge, notable for its impressive ceiling height, original architectural features and warm, inviting atmosphere. The newly fitted kitchen offers both style and practicality, thoughtfully designed with modern cabinetry, quality appliances and ample workspace, making it ideal for home cooking and entertaining alike.

The large double bedroom provides a peaceful retreat, enjoying excellent light and a sense of calm, while the recently updated, stylish bathroom combines contemporary fittings with a clean, elegant aesthetic. Throughout, the property reflects a blend of heritage character and modern comfort, creating a home with genuine personality and charm.

Further enhancing its appeal, the flat comes with a share of the freehold, ensuring long-term security and a strong sense of investment. With its enviable top-floor position, attractive Edwardian architecture and exceptionally bright, well-arranged interior, this is a seldom-available property offering both timeless character and everyday convenience in the heart of Putney.

Ideally positioned near Barnes Station and the exclusive Roehampton Club, the flat offers easy access to leafy parks, village style amenities and riverside walks. Excellent bus links along Roehampton Lane provide quick routes into Putney, Barnes and central London.

Tenure - S.O.F
SC & GR - circa £1000 p/a
CT - Band D
EPC Rating -

















Roehampton Lane

Approximate Gross Internal Area = 488 sq ft / 45.3 sq m
(Including Reduced Headroom)

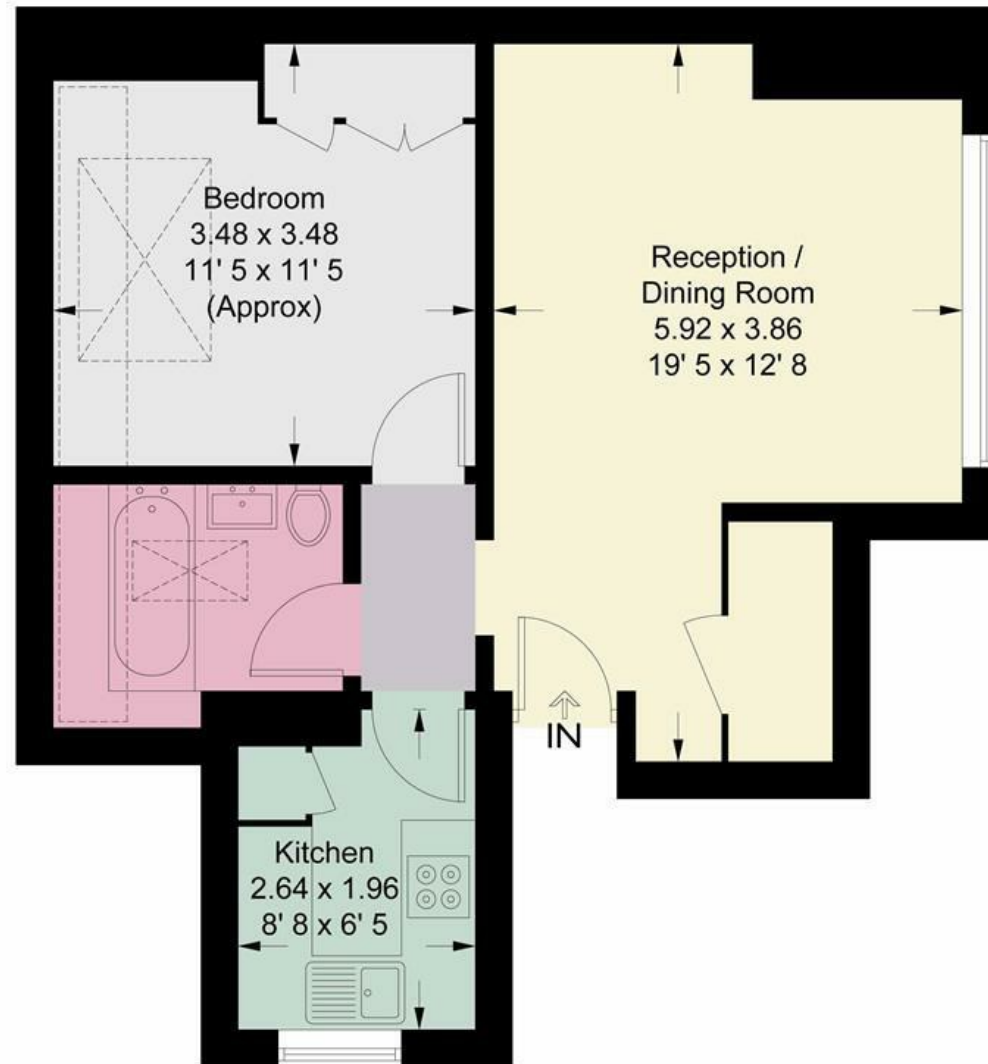
Reduced Headroom = 31 sq ft / 2.9 sq m



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= Reduced headroom below 1.5m / 5'0



Second Floor



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78 Lower Richmond Road
Putney
SW15 1LL

020 8788 6611
sales@japutney.co.uk
www.jamesanderson.co.uk

