



## CLARENCE LANE, SW15

£525,000

Two bedrooms  
Two bathrooms  
Balcony  
Private parking  
Close to Richmond Park  
Chain free

@marshandparsons  
marshandparsons.co.uk

MARSH &  
PARSONS



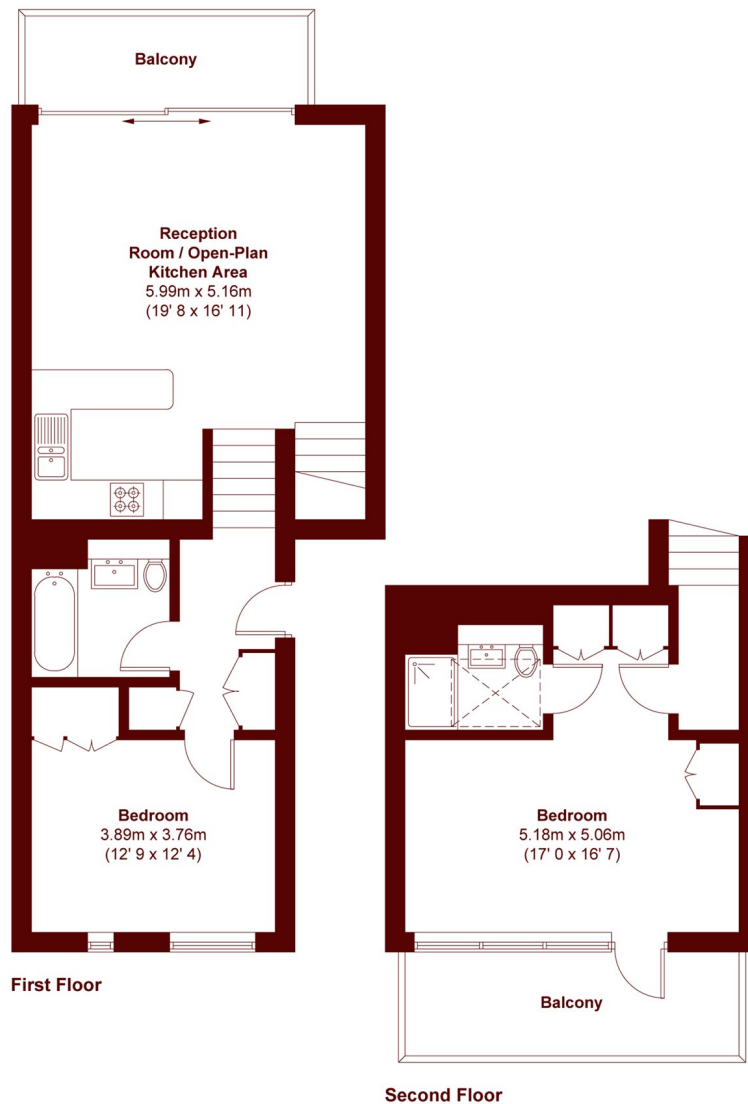
# ABOUT THE PROPERTY

A fantastic two bedroom split-level flat tucked away into a quiet corner of Roehampton.

Set within close proximity to Roehampton Village and within walking distance to Roehampton gate offering access to Richmond Park. Good transport links to Putney and Wimbledon means you're never too far from major shopping centres.



# STEP INSIDE CLARENCE LANE



APPROX. GROSS INTERNAL FLOOR AREA = 855 SQFT / 79.4 SQM  
APPROX. GROSS EXTERNAL BALCONY AREA = 153 SQFT / 14.2 SQM

**Barnes & East Sheen**  
020 8563 8333

Energy Rating: B We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

**MARSH &  
PARSONS**