



# Fairacres

Roehampton Lane, SW15

Asking Price £1,250,000

A delightful four-bedroom flat in arguably one of the best spots in Fairacres, on the top floor, boasting 1728sq. ft., with West facing views from the balcony which looks over the manicured communal gardens and The Roehampton Club Golf Club.



# Fairacres

Roehampton Lane, SW15

- Highly sought-after estate with direct access into the Roehampton Club
- In excess of 1700 sq. ft.
- Garage parking space x 2
- Secure building with on-site porter
- Balcony
- Lateral apartment
- 0.4 miles to Barnes Station
- Chain free



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The living accommodation starts with a spacious entrance hall. This leads through double doors to an impressive double reception room with a West-facing balcony overlooking gorgeous communal gardens and the golf course beyond. As you come back through the large hallway heading towards the kitchen you have the fourth bedroom / office, family shower room, large utility room and then the eat-in kitchen which provides far reaching views of the city, fully benefiting from its superior position in the development.

From the entrance hall, a long passage opens onto a family bathroom and three further double bedrooms. Fairacres is a very well managed building with a porter, extensive private parking (the property also has two parking spaces in a covered parking structure) and direct access into the Roehampton Club. It is within easy reach of Barnes Station and there are numerous bus routes on the doorstep. Close by are Queen Marys Hospital and the vast green spaces of Richmond Park, Barnes Common, Wimbledon Common and Putney Heath.

**Tenure:** Leasehold expires 25/12/2137  
**Service Charge:** £11,770 p.a.  
**Ground Rent:** £5 p.a.  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** G

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 57                      | 62        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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Fairacres,  
Roehampton Lane, SW15



Fourth Floor

Approx Gross Internal Area 1728 Sq Ft - 160.53 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 024477MS

