JAMES ANDERSON

Roehampton Lane
London SW15
Guide Price £475,000

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Positioned on the second floor of the sought-after Roebuck House development in SW15, this beautifully presented two double bedroom modern apartment offers over 750 sqft of well designed living space, ideal for both owner/occupiers and investors alike. The property is defined by its contemporary finish, excellent natural light, and a superb private south west facing wraparound balcony, perfect for relaxing or entertaining while enjoying the sun throughout the day.

The accommodation comprises a generous open plan kitchen and reception room, thoughtfully laid out to create a bright and versatile living space. The modern kitchen is fitted with sleek cabinetry, integrated appliances, and ample worktop space, seamlessly flowing into the lounge area which opens directly onto the balcony via large glazed doors.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a stylish en-suite shower room. The second bedroom is equally spacious and ideal as a guest room, home office, or additional sleeping space. A contemporary three-piece family bathroom suite serves the remainder of the apartment and is finished to a high standard.

Further benefits include access to well maintained communal gardens, providing additional outdoor space, as well as a secure underground parking space, offering convenience and peace of mind. The development itself is modern and well kept, with secure entry and lift access.

Ideally located within easy reach of local amenities, green spaces, and excellent transport links, this apartment combines comfort, practicality, and modern living in a highly desirable South West London setting. Residents benefit from nearby cafés, shops, and restaurants in Putney and Barnes, with riverside walks along the Thames close by. Excellent rail and bus connections provide swift access into Central London, making it ideal for commuters too.

Tenure - Leasehold - 985
Service Charge - £2819.44 P.A
Ground Rent - £550
Council Tax - E
EPC - C

FAVORITA

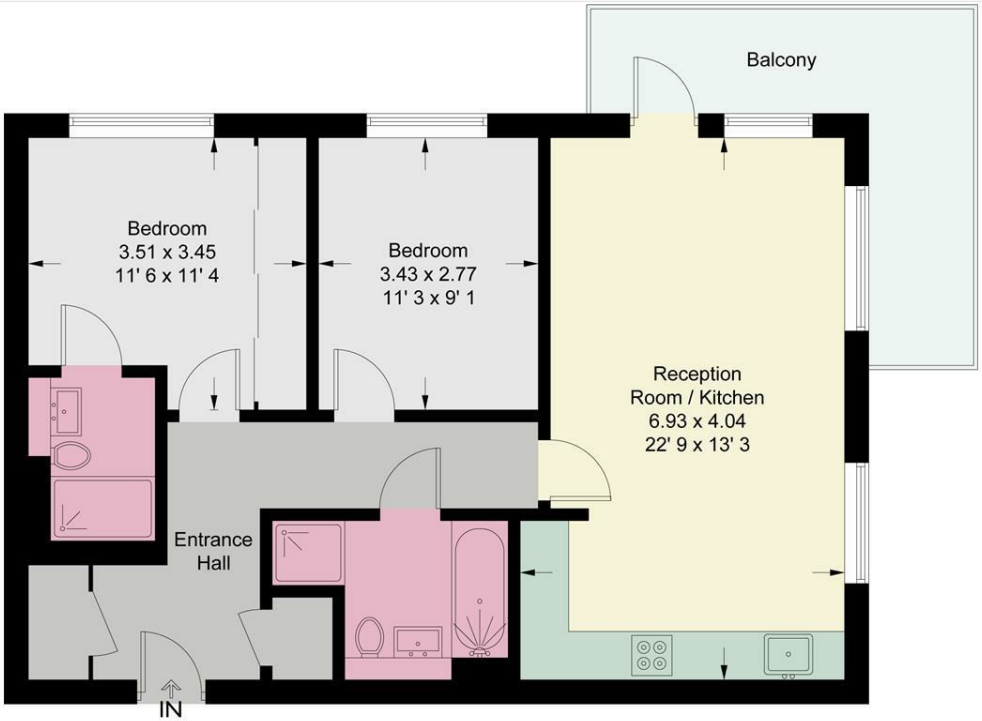
SIEMENS
YORKSHIRE TEA

GEORGE
2025

Simple

Roehampton Lane

Approximate Gross Internal Area = 759 sq ft / 70.5 sq m



Second Floor

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