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**Egletton House, Roehampton Lane, London, SW15 4LE**

**welcome to**

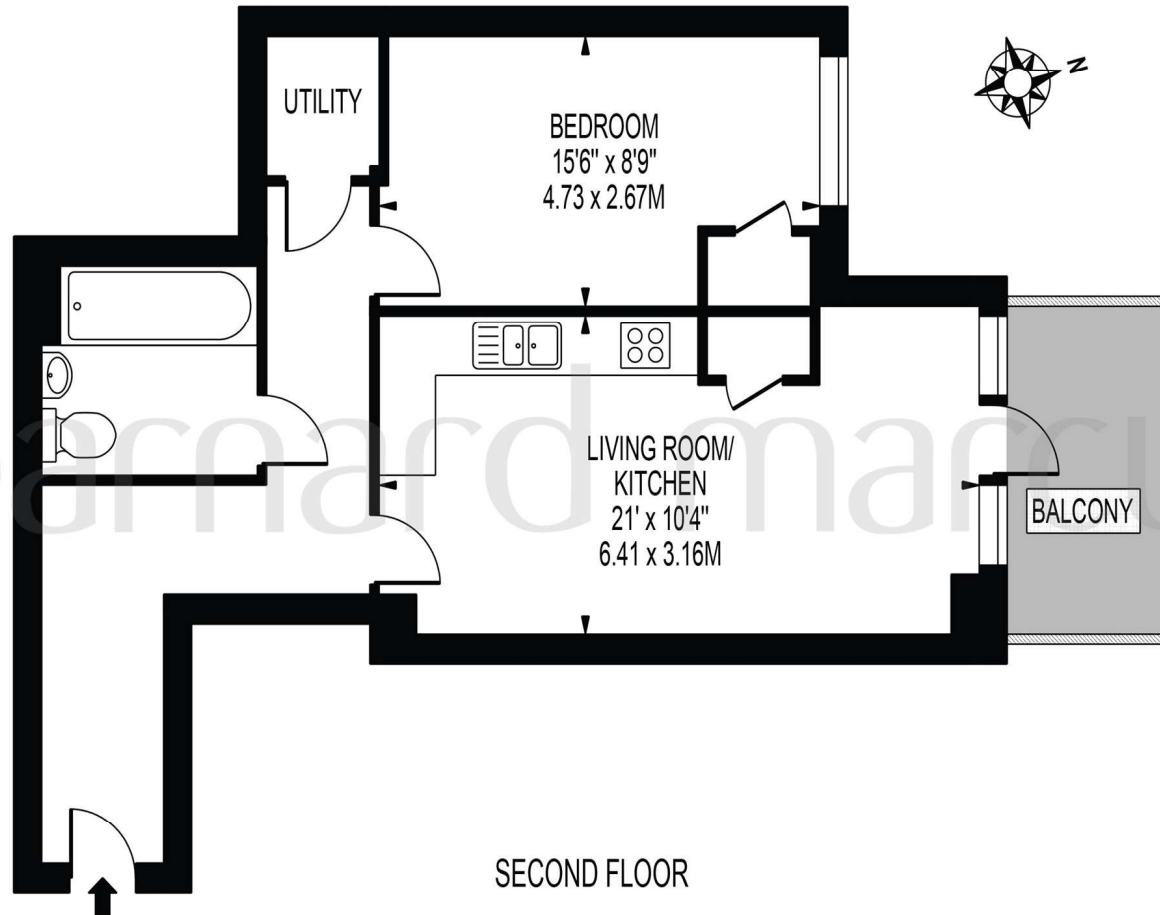
**Egleton House, Roehampton Lane, London**

A beautifully presented one bedroom apartment situated on the second floor, offering a bright and spacious living area that opens onto a private balcony.



# EGLETON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 556 SQ FT - 51.65 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A beautifully presented one bedroom apartment situated on the second floor, offering a bright and spacious living area that opens onto a private balcony.

The property features triple glazed windows, wooden flooring, a modern open-plan kitchen, a contemporary bathroom and excellent storage throughout. The building benefits from lift access, and there is a bike storage shed conveniently located near the entrance.

Ideally positioned just moments from the local Waitrose and the amenities of Roehampton High Street, including a post office, pharmacy and the popular King's Head pub/restaurant. Several bus routes (85, 430, 265, 493) provide easy access to Putney, Barnes, Kingston and the A3. The nearby Roehampton Gate offers quick access to the open green spaces of Richmond Park.

welcome to

## Egleton House, Roehampton Lane, London

- One Double Bedroom Apartment
- Plenty Of Storage
- Private Balcony
- Lift Access
- Fob Entry and Intercom

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1800.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£335,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/PUR107718](https://barnardmarcus.co.uk/Property/PUR107718)



Property Ref:  
PUR107718 - 0003

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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