



# Fairacres

Roehampton Lane, SW15

Asking Price £1,000,000

A delightfully located and spacious apartment spanning in excess of 1800 sq. ft. in the ever desirable Fairacres development with views from the balcony overlooking the manicured communal gardens.

**CHESTERTONS**



# Fairacres

Roehampton Lane, SW15

- Highly sought-after estate with direct access into the Roehampton Club
- In excess of 1800 sq. ft.
- Garage
- Garage space in communal garage
- Secure building with on-site porter
- Balcony
- Lateral apartment
- 0.4 miles to Barnes Station



Spanning in excess of 1800 sq. ft. is this spacious lateral flat in the ever desirable Fairacres development.

As you enter the property you are greeted with a large and bright entrance hall. This leads through to an impressive double reception room which provides access to a large balcony overlooking gorgeous communal gardens. This spacious double reception room is full of light and allows fantastic entertaining space.

On the opposite side of the hall you access another reception room, guest bathroom with a shower and a spacious kitchen and utility room. A rear entrance provides access to a communal area for waste collection and other services. From the entrance hall, a long passage opens to a family bathroom, two bedrooms and the principal bedroom, which enjoys views over the communal gardens. The property also benefits a garage space in the communal garage and an individual garage.

Fairacres is a very well managed building with a porter, extensive private parking (the property also has one garage space) 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.

Please note that some of the marketing photographs have been digitally enhanced with CGI furniture for illustrative purposes.

**Tenure:** Share of Freehold 111 years 7 months

**Service Charge:** £11430 (Reserve Fund charges as a separate fee) Additional Rental Fee for Garage £170.98 p.a. and Garage space £154.98 p.a.

**Ground Rent:** £10 p.a.

**Local Authority:** London Borough of Wandsworth

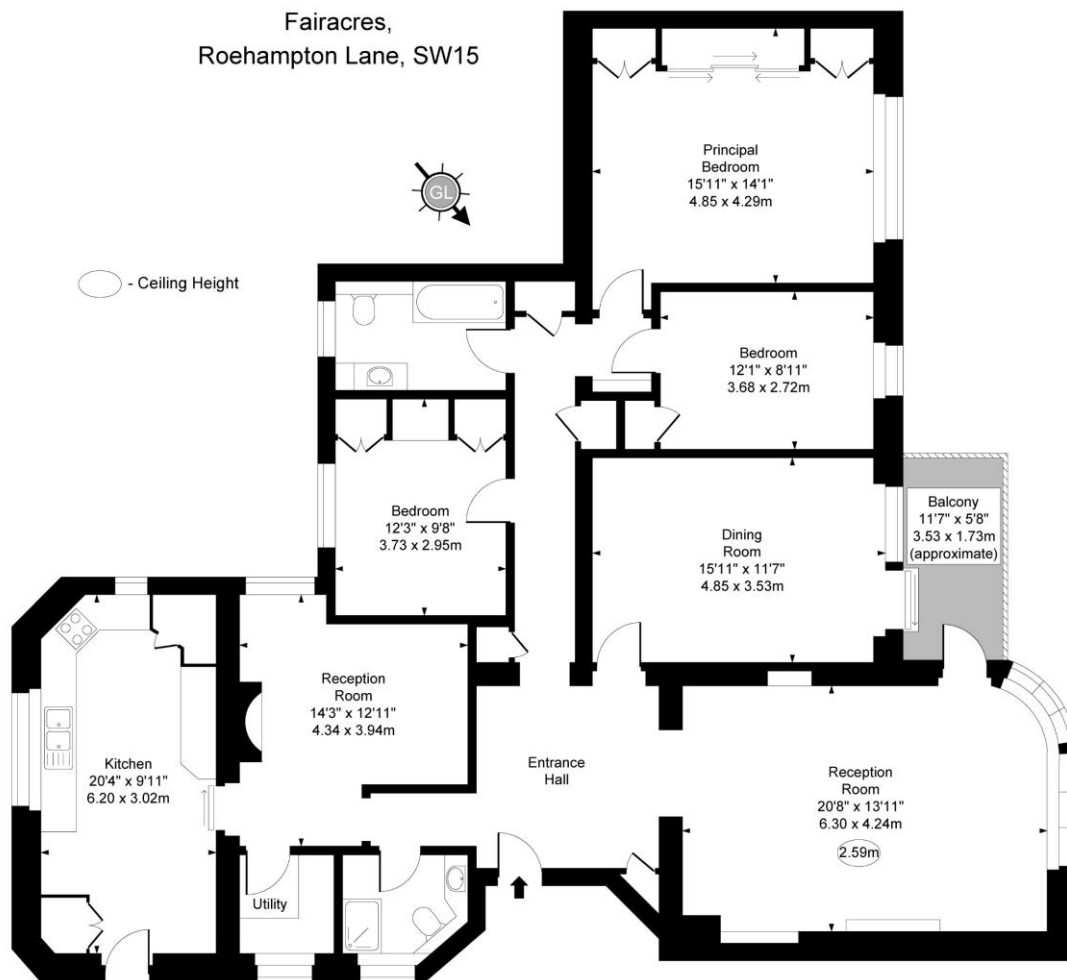
**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Putney Sales*

153 Upper Richmond Road  
 London  
 SW15 2TX  
 putney@chestertons.co.uk  
 020 8246 5959  
 chestertons.co.uk

Fairacres,  
Roehampton Lane, SW15



First Floor

Approx Gross Internal Area 1830 Sq Ft - 170.00 Sq M

For Illustration Purpose Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 027613EH

