



JAMES
ANDERSON



FOR SALE

Roehampton High Street, London, SW15

£225,000

Guide Price

A particularly spacious apartment extending over 500 sqft providing excellent flexibility for modern living.

The property currently benefits from a separate kitchen, generous reception/living space and a separate enclosed sleeping room, providing a clear distinction between the living and sleeping areas. The apartment offers exceptionally generous proportions for a studio and excellent flexibility for a purchaser looking to create a layout tailored to their needs.

The accommodation offers excellent potential for a purchaser looking for a larger-than-average studio, with ample space for comfortable living, dining and working from home. The generous floor area also provides scope for a future owner to consider alternative layouts, subject to any necessary consents and regulations.

Located on Roehampton High Street, the property is well placed for the amenities of Roehampton, with shops, cafés and local services close by. The area also benefits from excellent access to green open spaces, including Richmond Park, while Putney, Barnes and Wimbledon are all within easy reach.

An ideal opportunity for a first time buyer, investor or purchaser seeking a generously proportioned London apartment with a versatile layout.

Approximate floor area: 570 sqft

Please note that the property is currently configured as a studio with a separate internal sleeping room. Prospective purchasers should satisfy themselves as to the suitability of the existing layout and any necessary planning, building regulation or other consents.

Some images have been virtually staged.

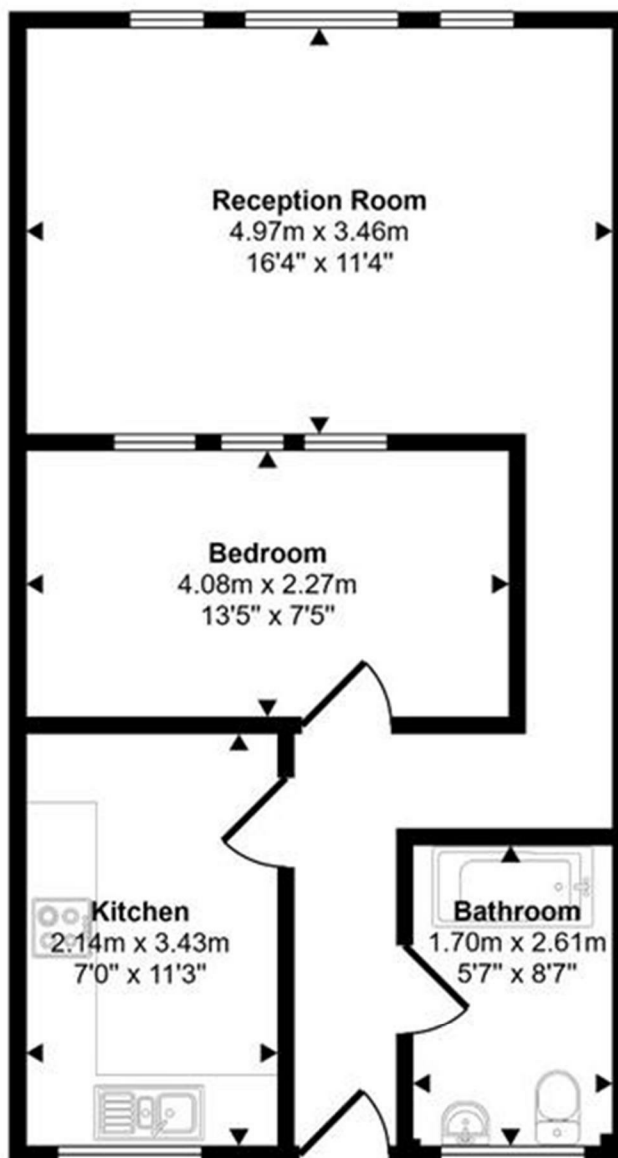
Tenure - Leasehold - 151 Years Remain

Ground Rent - £0



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020 8788 6611



Floorplan

First Floor

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			78
	66		
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

