



# Fairacres

Roehampton Lane, SW15

Asking Price £1,350,000

A spacious ground-floor apartment set within the prestigious Fairacres development, offering generous living space, a private patio and garage, with portage and direct access to communal gardens and the Roehampton Club.

**CHESTERTONS**



# Fairacres

Roehampton Lane, SW15

- Generous ground-floor apartment (approx. 1,650 sq ft)
- Spacious kitchen diner
- Two large reception rooms, with private patio
- Two spacious double bedrooms
- Private garage and plenty of parking available
- Direct access to communal gardens
- Porterage within a well-managed development
- Direct access to the Roehampton Club
- Close to Barnes Station and Putney transport links
- Numerous bus routes nearby
- Easy access to Richmond Park, Barnes Common, Wimbledon Common and Putney Heath



Occupying a generous ground-floor position within the sought-after Fairacres development, this substantial apartment offers over 1,650 sq ft of well-balanced accommodation, combining excellent entertaining space with comfortable bedroom living.

A spacious entrance hall leads through to two impressive reception rooms, providing flexible areas for both formal entertaining and relaxed everyday living, with both reception rooms opening onto a private patio overlooking the communal grounds. The smaller reception room offers excellent flexibility and could easily serve as a third bedroom, home office or study space if required.

The property further benefits from a unique kitchen arrangement with an adjoining large dining area, complemented by extensive built-in storage and a well-appointed, high-quality fitted kitchen, creating a practical and sociable space ideal for both everyday living and entertaining.

The apartment provides two generously sized double bedrooms, both well positioned for privacy, one served by an en-suite bathroom and dressing area and the other having access to a shower room. Excellent storage is provided throughout, adding to the apartment's practicality.

Fairacres is a particularly well-managed development benefiting from portage and extensive parking. The apartment also enjoys direct access to the communal grounds, as well as private access from the development into the Roehampton Club. The property further benefits from a private garage.

The property is conveniently located within easy reach of Barnes Station, with numerous bus routes available nearby. Queen Mary's Hospital is close at hand, along with the vast open green spaces of Richmond Park, Barnes Common, Wimbledon Common and Putney Heath, offering an exceptional balance of convenience and outdoor lifestyle.

**Tenure:** Leasehold (Expiry; 25/12/2137)

**Service Charge:** £10,102.30 p.a. includes reserve fund and Garage

**Ground Rent:** Nil

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	81 D	74 C
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Putney Sales*

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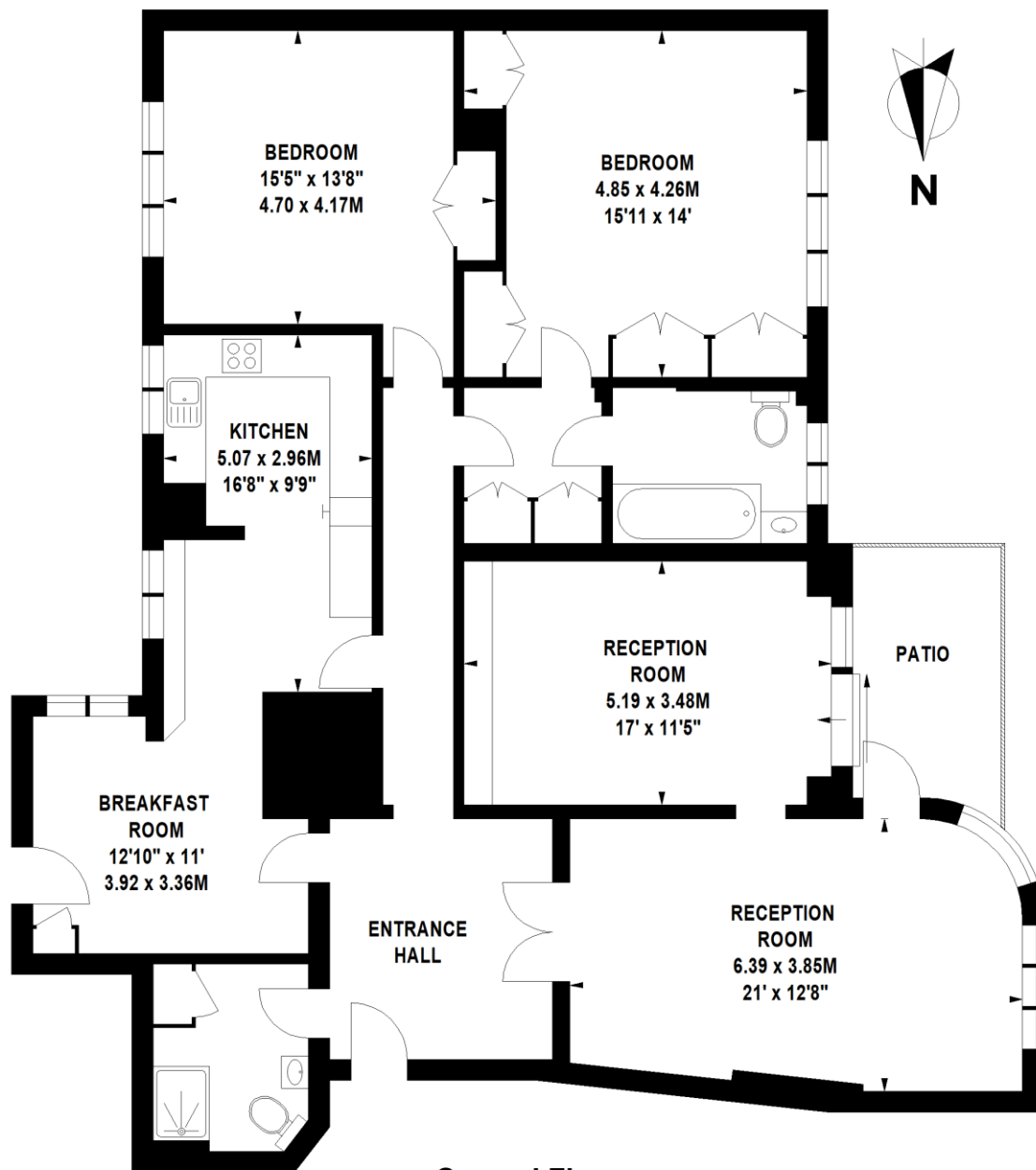
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# Fairacres, Roehampton Lane, SW15

Approximate Gross Internal Area 155 sq m / 1668 sq ft



## Ground Floor

Floor Plan produced for Chestertons by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

