



Fairacres

Roehampton Lane, SW15

Asking Price £1,650,000

One of Fairacres most desirable apartments. Offering 2,164 sq. ft of lateral accommodation, finished to a wonderful standard throughout. With private garage and further secure garage parking space.

CHESTERTONS



Fairacres

Roehampton Lane, SW15

- Highly sought-after estate with direct access into the Roehampton Club
- Secure building with on-site porters
- Garage parking
- 2,164 sq. ft of accommodation
- 4 double bedrooms
- Renovated by the current owners
- West facing balcony
- With private garage and further secure garage parking space



One of only a few Fairacres apartments offering this level of accommodation, located on the first floor with wonderful views of the manicured communal gardens. The property has been beautifully renovated and re-designed by the current owners to create this amazing space and is turn-key ready for a new owner.

The living accommodation starts with a spacious entrance hall with adjoining WC and storage. This leads through double doors to an impressive double reception room with a directly west-facing balcony overlooking gorgeous communal gardens and the golf course beyond. The reception room has been partially opened up into the dining room, creating a wonderful space to entertain which also has access to the balcony.

Located the opposite side of the hall is the modern kitchen-breakfast room with extensive cooking facilities, including plenty of storage, preparation area, breakfast bar and more than enough space for another seating area / dining facility. There is also a useful utility room, with space for washing and drying machines and another sink. A rear entrance provides access to a communal area for waste collection and other services

From the entrance hall, a long passage opens onto one stand-alone bathroom and four double bedrooms, all benefitting from substantial built-in storage. The master bedroom is a fantastic size, with a plethora of storage options as well as a luxurious bathroom.

Fairacres is a very well managed building with onsite porters, extensive private parking 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.

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

Service Charge: £14,184.91 p.a.

Ground Rent: £15 p.a.

Local Authority: Wandsworth Council

Council Tax Band: G

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

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Approximate Gross Internal Area 201 sq m / 2164 sq ft

