JAMES
ANDERSON

Roehampton Lane
London SW15
Guide Price £500,000

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A beautifully presented two bedroom, two bathroom apartment with parking set within Roebuck House on Roehampton Lane, offering 743 sqft of bright and generously proportioned accommodation, together with the added benefit of a private balcony overlooking the beautifully manicured communal grounds.

Located to the rear of the building, the apartment enjoys a peaceful and attractive outlook across the well maintained communal gardens. The spacious reception room provides ample space for both relaxing and dining, with direct access onto the private balcony, creating a lovely extension of the living space. The balcony offers an ideal spot for enjoying a morning coffee, outdoor dining or simply taking in the pleasant green outlook.

There are two well sized bedrooms, including a generous principal bedroom with its own en-suite bathroom, together with a further modern family bathroom. The accommodation is well balanced and provides comfortable contemporary living throughout, with excellent proportions and plenty of natural light.

The property is ideally suited to professionals, couples or sharers looking for a well presented home in a convenient SW15 location. The rear facing position adds a sense of privacy and tranquillity, while the private balcony and communal gardens provide an appealing connection to the outdoors.

Roehampton Lane offers easy access to Putney, Roehampton and the surrounding areas, with a variety of local shops, cafés and everyday amenities close by. The area is particularly well placed for access to a range of green spaces, providing an excellent balance between urban convenience and outdoor living.

With its generous 743 sqft of accommodation, two bathrooms, parking, private balcony and attractive outlook over manicured communal grounds, this is a superb apartment offering a comfortable and practical home in a desirable South West London setting.

Tenure - Leasehold - 984 Years
Service Charge - £2787.45
Ground Rent - £550
EPC - C
Council Tax - E

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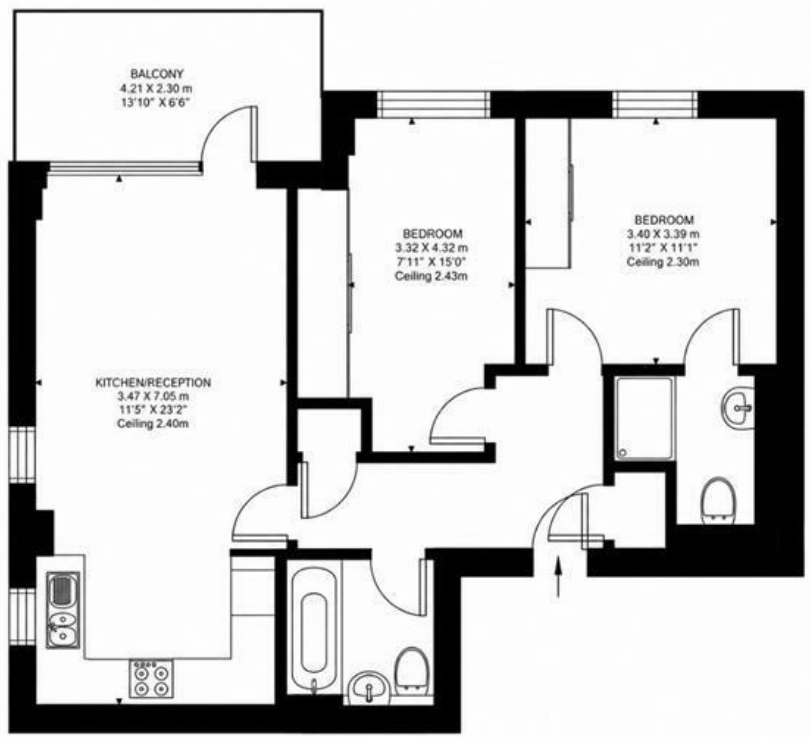
Approx gross internal (living) area 69 sq m / 743 sq ft.



SECOND FLOOR
743 SQ.FT / 69.00 SQ.M

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.

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