



JAMES  
ANDERSON



## TO LET

Ellisfield Drive, Roehampton, SW15

**£1,395 Per Month**

Per Month

Well presented two double bedroom top floor flat to rent located in Roehampton. The property comprises a large reception room with balcony, two double bedrooms, bathroom and a modern kitchen. Woodcote House is located close by to some excellent local schools, pubs and amenities with transport links into the city, and easy access to the A3, Richmond Park and Wimbledon common.



Two Double Bedrooms



Modern Bathroom



Large Reception Room



Modern Kitchen



EPC Rating - D



Barnes Train Station



Roehampton University



Richmond Park



Unfurnished

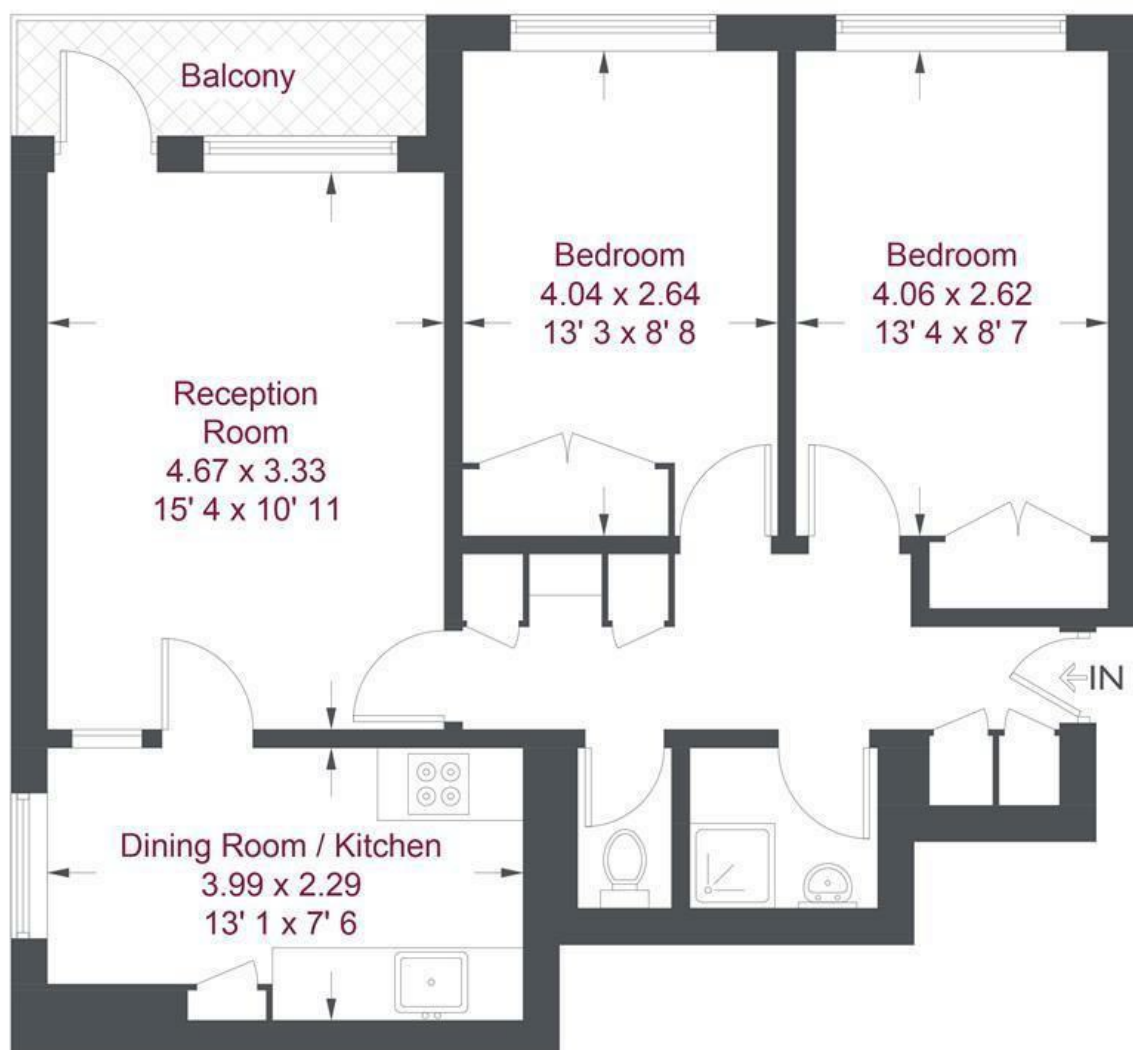


Council Tax Band A - £582 per Annum



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400




Eleventh Floor

## Woodcote Close

Approximate Gross Internal Area = 668 sq ft / 62.1 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact

All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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

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