



JAMES  
ANDERSON



## TO LET

Ellisfield Drive, Roehampton, SW15

**£1,395 Per Month**

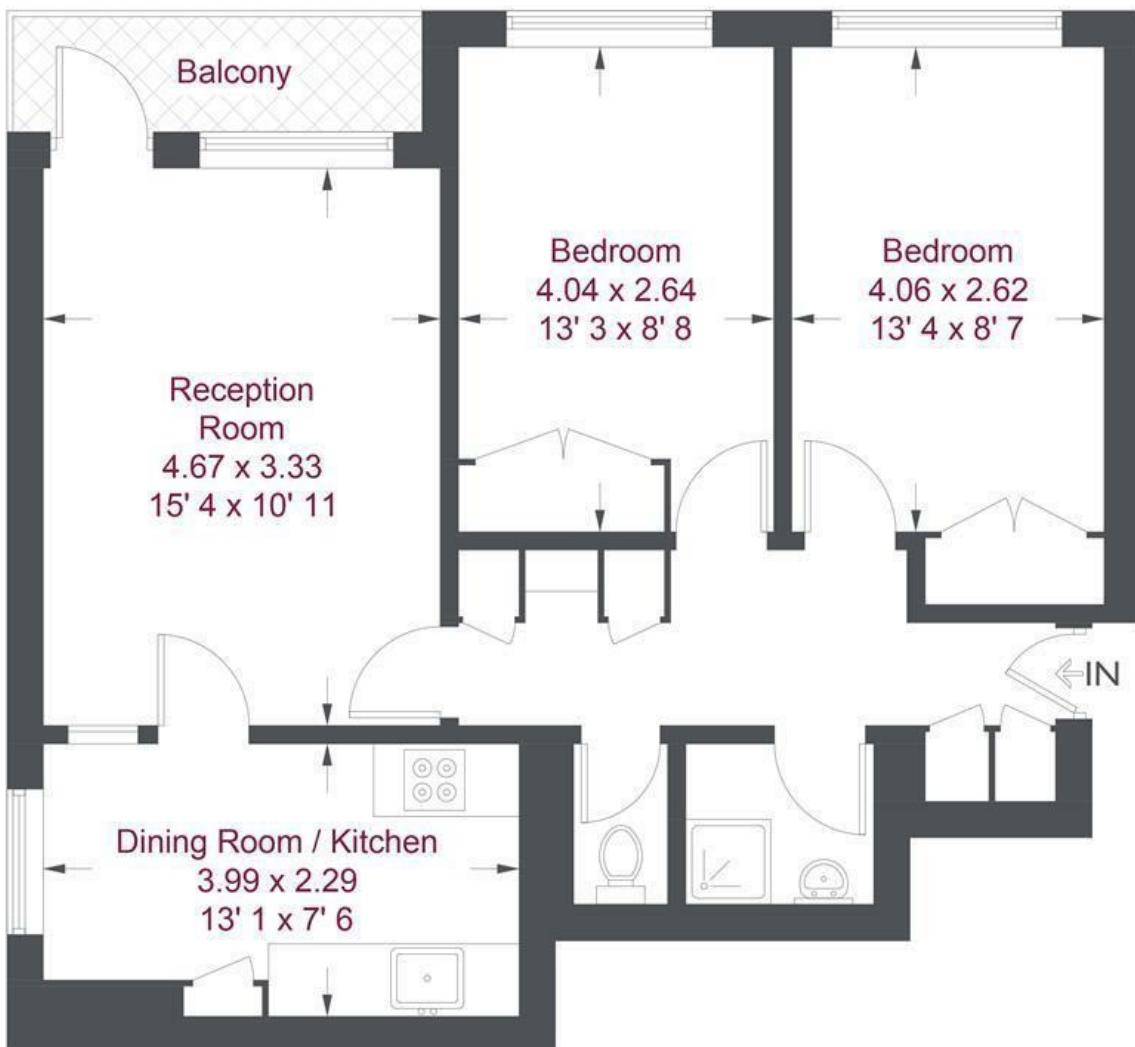
Per Month

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. Woodcott 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





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

