



**JAMES
ANDERSON**



FOR SALE

£415,000

Roehampton Lane, Putney, SW15

Guide Price

A rare to the market Edwardian conversion offers an exceptional opportunity to acquire a characterful top floor home that has been cherished by the same owner for over 25 years. Nestled within an attractive red brick Edwardian building, this beautifully presented one bedroom flat combines period charm with sensitively updated contemporary finishes.

The flat benefits from superb natural light throughout the day, enhanced by its elevated position and open outlook down the leafy and desirable Langside Avenue. The well-proportioned accommodation begins with a welcoming landing that leads through to a generous lounge, notable for its impressive ceiling height, original architectural features and warm, inviting atmosphere. The newly fitted kitchen offers both style and practicality, thoughtfully designed with modern cabinetry, quality appliances and ample workspace, making it ideal for home cooking and entertaining alike.

The large double bedroom provides a peaceful retreat, enjoying excellent light and a sense of calm, while the recently updated, stylish bathroom combines contemporary fittings with a clean, elegant aesthetic. Throughout, the property reflects a blend of heritage character and modern comfort, creating a home with genuine personality and charm.

Further enhancing its appeal, the flat comes with a share of the freehold, ensuring long-term security and a strong sense of investment. With its enviable top-floor position, attractive Edwardian architecture and



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

020 8788 6611

Roehampton Lane

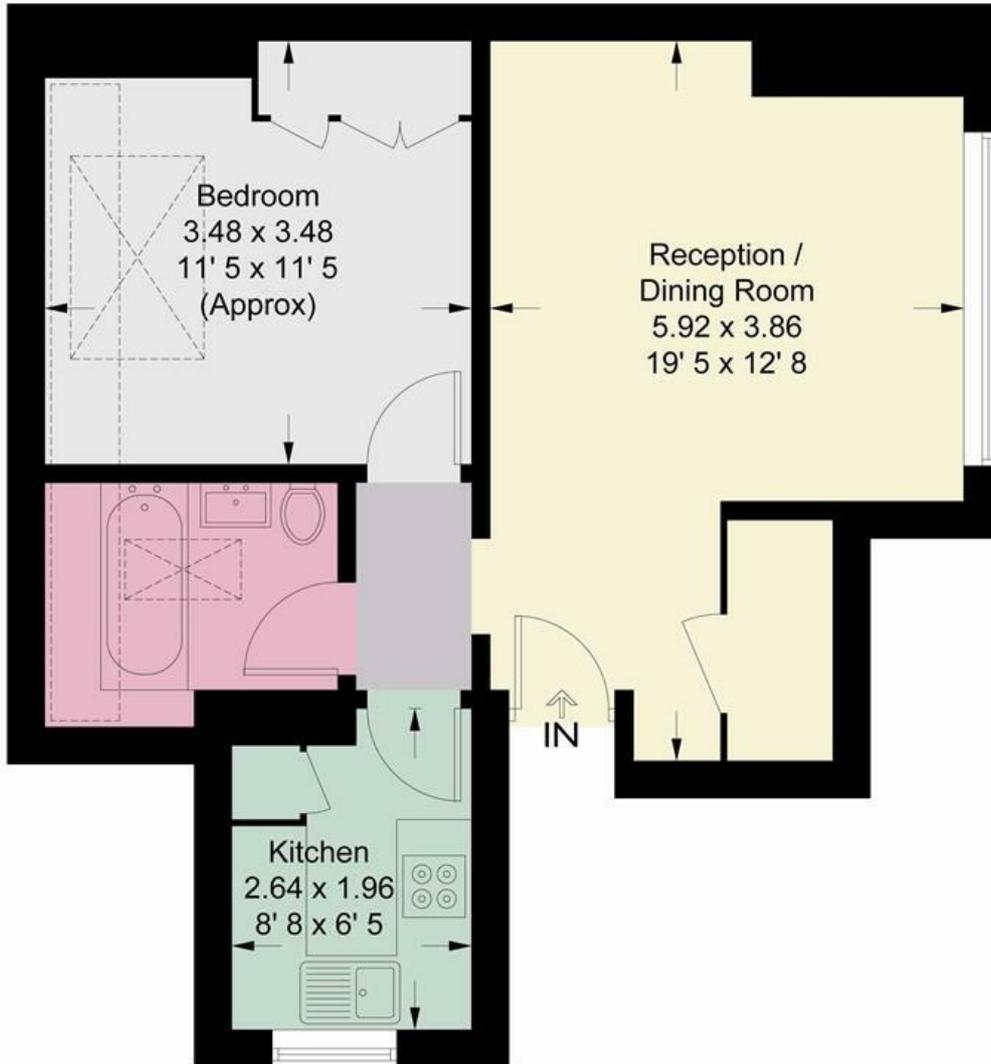
Approximate Gross Internal Area = 488 sq ft / 45.3 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 31 sq ft / 2.9 sq m



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= Reduced headroom below 1.5m / 5'0"



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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