



**JAMES
ANDERSON**



FOR SALE

Roehampton Lane, London, SW15

A large two bedroom conversion flat located on Roehampton Lane close to Richmond Park and Putney Heath.


Light and spacious accommodation throughout, two large double bedrooms with a big open plan kitchen/reception room, ideal for entertaining. Over 100 years on the leasehold, to be sold with no onward chain. An ideal first time buy or buy to let investment.






This delightful property is in superb condition and offers an inviting living space for the most discerning buyers.

The property is within easy reach of all the amenities of the surrounding area including, Richmond Park, access to the A3, Barnes Station is a eight minute cycle away with regular bus services into town running every four minutes.

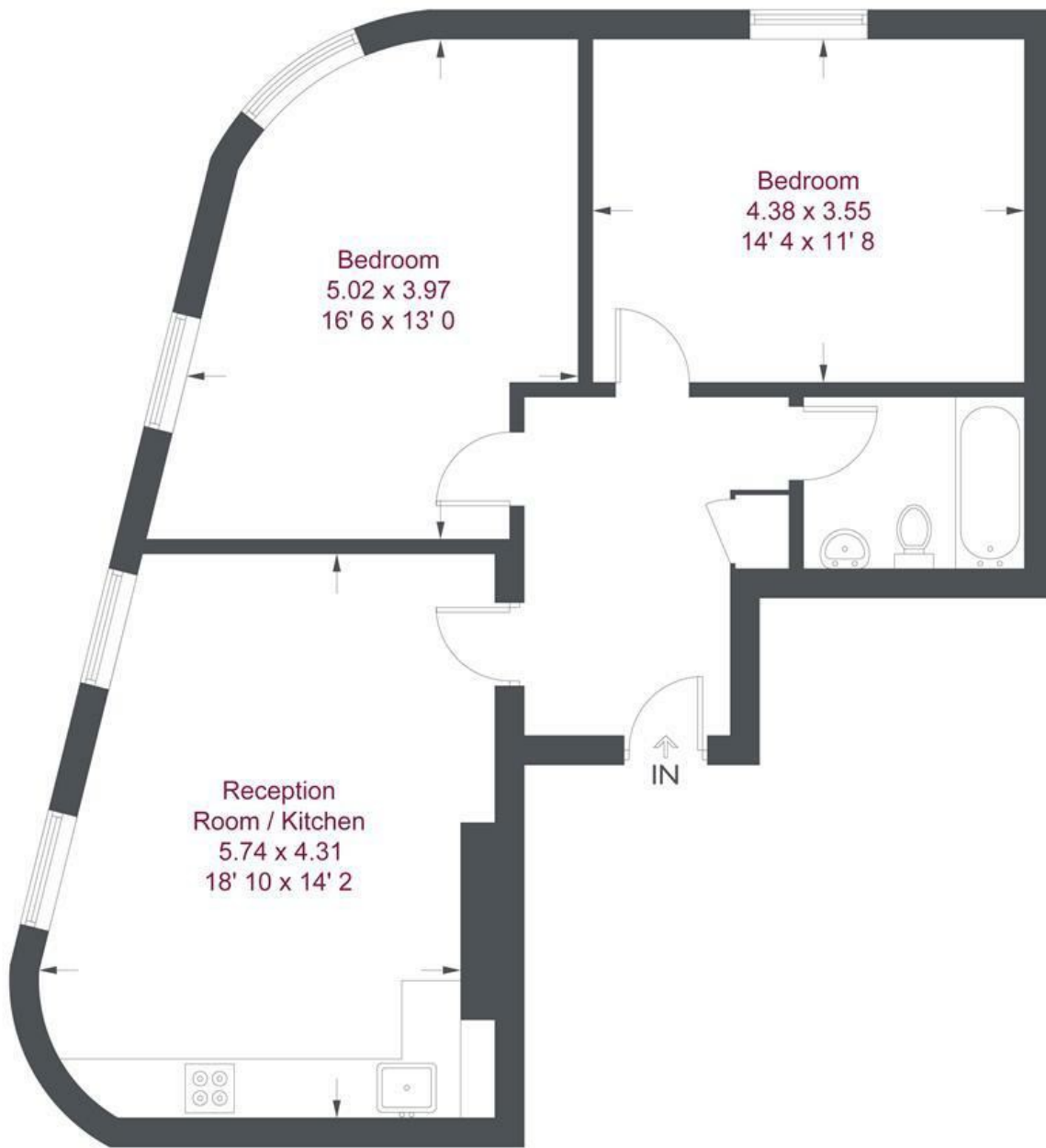
£335,000

Offers In Excess Of

-  Two Double Bedrooms
-  Modern Bathroom
-  Large Reception Room
-  Modern Fitted Kitchen
-  EPC Rating - C

-  Excellent Access to A3 and Kingston
-  Great local Schools
-  Close to Richmond Park
-  No Onward Chain
-  779 Sq Ft





First Floor

Roehampton Lane

Approximate Gross Internal Area = 779 sq ft / 72.4 sq m

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
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