



ROEHAMPTON LANE, LONDON, SW15
£675,000

Carter Jonas

ROEHAMPTON LANE, LONDON, SW15

Set over 1000 square feet, this charming two-bedroom flat offers excellent living space and good-sized bedrooms.

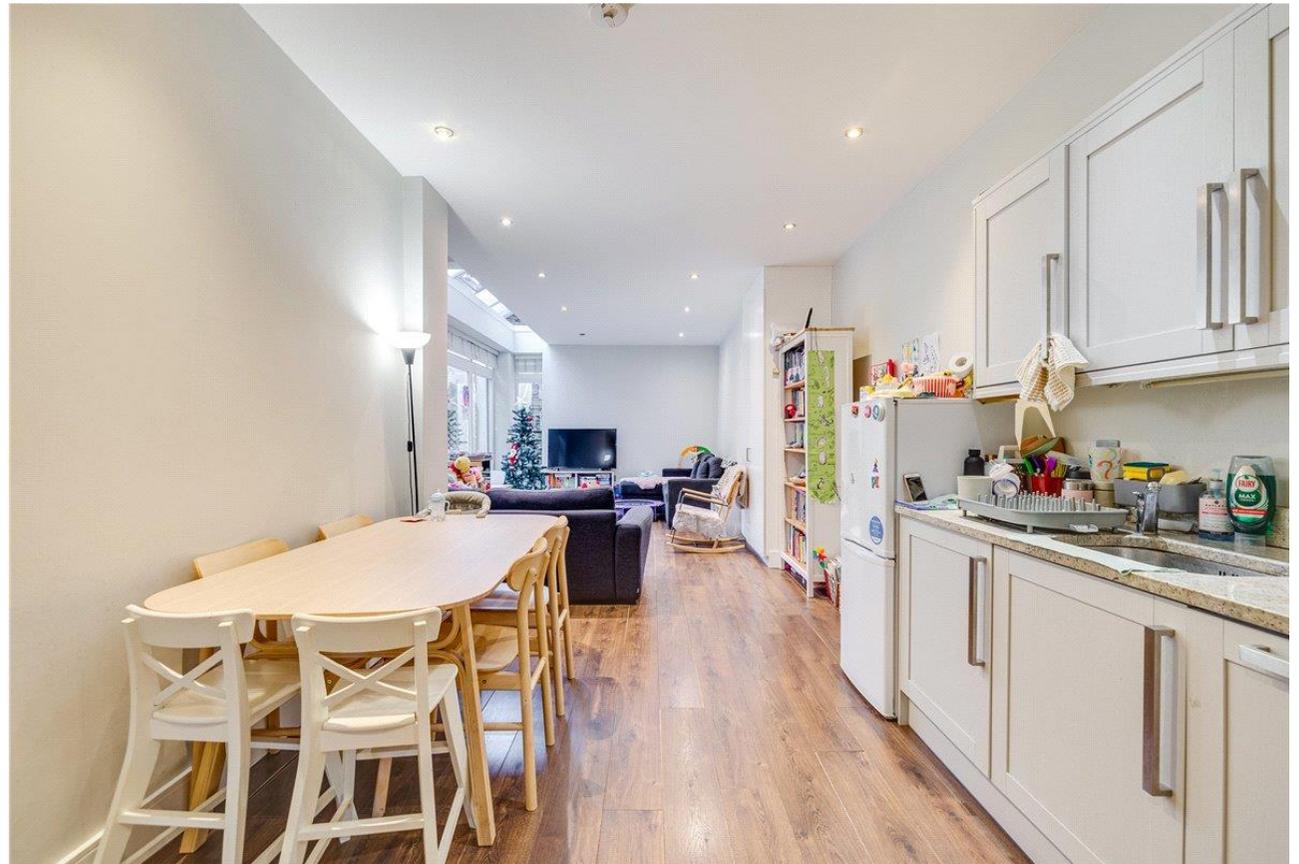
The flat comprises a spacious reception room with an open plan kitchen and doors leading out to a private patio with access to an outdoor office.

The principal bedroom includes built in wardrobes and an ensuite shower room. The large second bedroom also has bespoke cupboards and there is a further family bathroom.

The flat also benefits from lots of storage space along with off street parking and a share of the freehold. The flat is conveniently located to Barnes Station (321 metres) and affords easy access to the A3.

Sole Agents. Chain free

A SPACIOUS AND WELL PRESENTED TWO-BEDROOM FLAT WITH A PRIVATE PATIO GARDEN AND LOCATED ONLY 321 METRES AWAY FROM BARNES STATION.



AMENITIES

- Two bedrooms
- Private patio
- Off street parking
- Share of freehold

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C



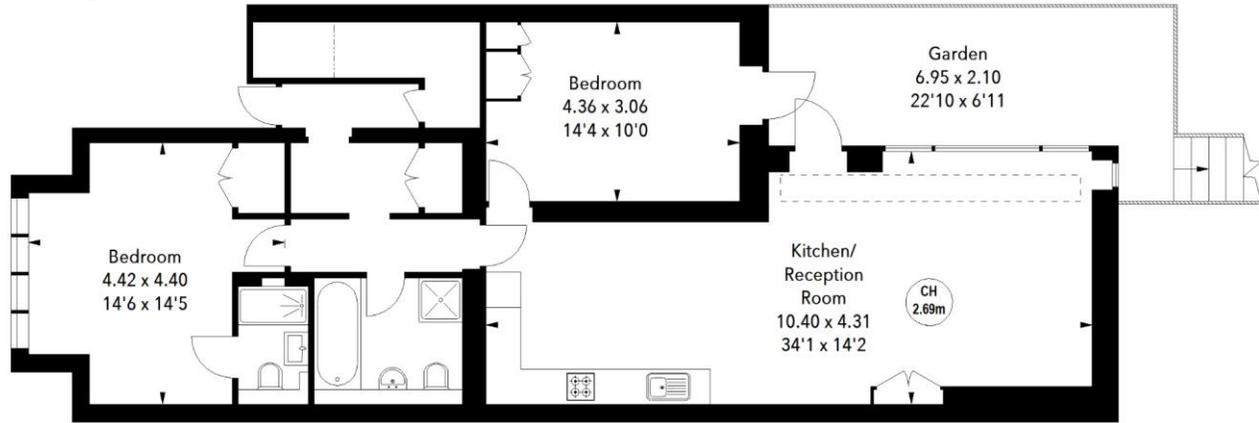


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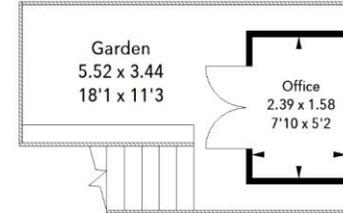
Approximate Area = 94.39 sq m / 1016 sq ft
(Excluding Office)

Office Area = 3.81 sq m / 41 sq ft

Key :
CH - Ceiling Height



Lower Ground Floor



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-68)	D		
(59-54)	E		
(47-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	78
England, Scotland & Wales		EU Directive 2002/91/EC	

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