

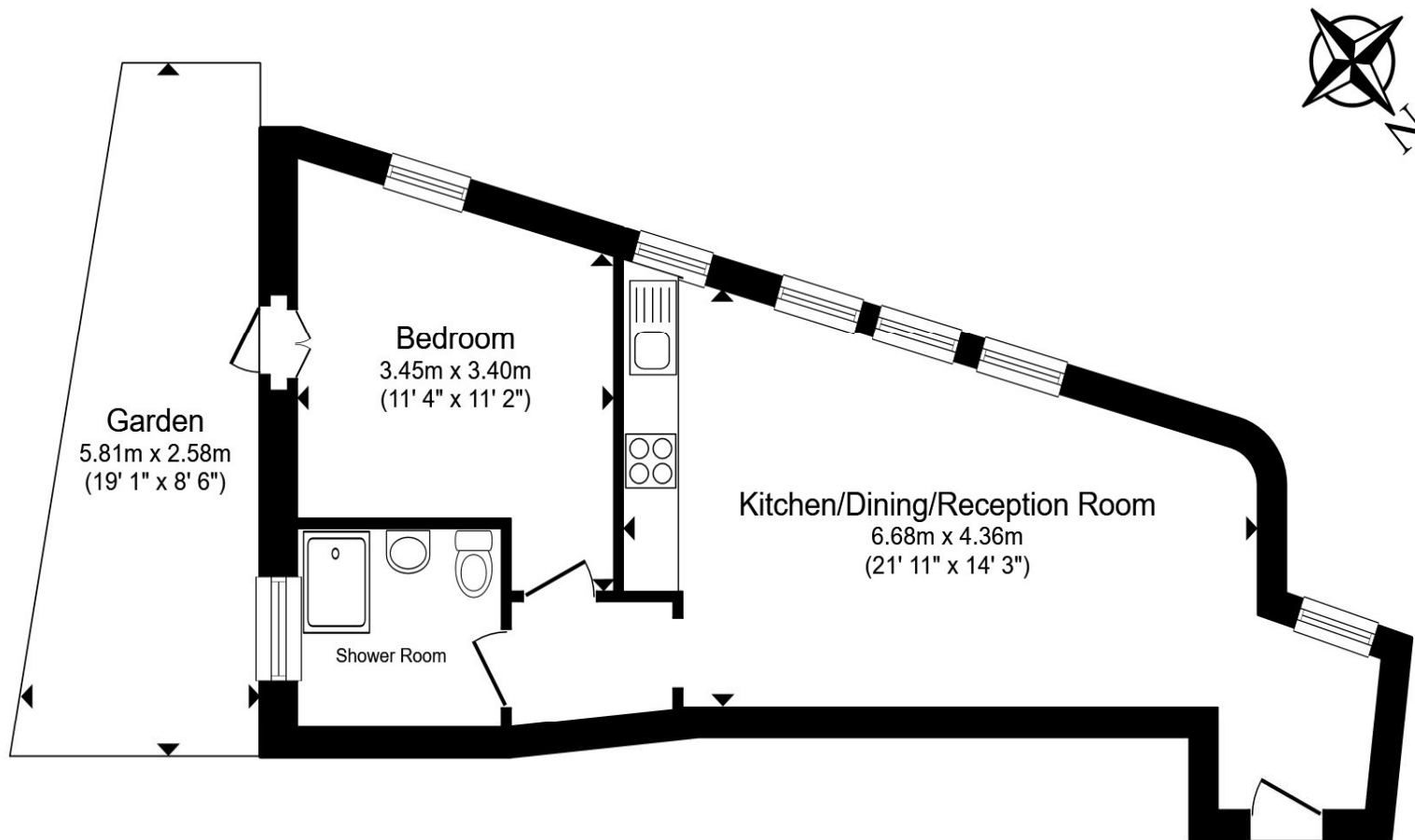


**Roehampton Lane, London, SW15 4LB**

**welcome to**  
**Roehampton Lane, London**

This beautifully presented one-bedroom apartment is ideally located next to Putney Heath, offering an excellent balance between tranquil green open spaces and convenient everyday amenities. The area is highly sought after by first-time buyers and professionals,





Total floor area 46.1 m<sup>2</sup> (496 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



This beautifully presented one-bedroom apartment is ideally located next to Putney Heath, offering an excellent balance between tranquil green open spaces and convenient everyday amenities. The area is highly sought after by first-time buyers and professionals, thanks to its peaceful residential feel while remaining well connected to Central London.

The property features a bright open-plan modern kitchen, a spacious living area with stylish wooden flooring, and the added benefit of a private outdoor space perfect for relaxing or entertaining.

Nearby amenities include a small Waitrose and Co-op within a one-minute walk, as well as Tesco Express, a larger Waitrose, Sainsbury's Local and the larger Asda Superstore in Roehampton, together with a range of cafes, restaurants, gyms and local shops. Popular local pubs include The King's Head on Roehampton High Street, as well as The Telegraph on Putney Heath, which is well known for its outdoor space and relaxed atmosphere. The Olympic Cinema in Barnes is also within easy reach. For outdoor space, residents can enjoy Putney Heath, Richmond Park with its deer roaming freely, and Wimbledon Common, making the area particularly attractive for those looking for access to nature alongside city living.

The property also benefits from excellent transport connections, with bus stops conveniently located on both sides of the building, providing easy access to Putney Station, East Putney Underground Station, and Barnes Station.

welcome to

## Roehampton Lane, London

- One Bedroom Apartment
- Prime Location by Putney Heath
- Open Plan Modern Kitchen
- Bright and Spacious Living Area
- Stylish Wooden Flooring Throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/PUR107734](https://barnardmarcus.co.uk/Property/PUR107734)



Property Ref:  
PUR107734 - 0002

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