



Roehampton Lane, London SW15

£1,700 Per Month - Available Now

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*Beyond your expectations*

*A ground floor two bedroom apartment in the popular Emerald Square development with private patio and off street parking*

2 Bedrooms | 2 Bathrooms | Bicycle Shed | Communal Garden | Patio | Underground Parking.

### Description

A ground floor two bedroom apartment located in the popular Emerald Square development. The apartment comprises of a lovely open kitchen and reception room with doors leading out onto a private patio area, master bedroom with built-in wardrobes and an en-suite shower room, further double bedroom and a large family bathroom. The development also benefits from underground parking and a bike storage shed. Available from late-September, unfurnished.

### Situation

Emerald Square is located 0.5 miles from Barnes Railway station and easily accessible to both the A4 and A3

### Furnishing

Unfurnished



\*New Photo\*



\*New Photo\*

### Hamptons Putney Lettings

184 Upper Richmond Road, Putney

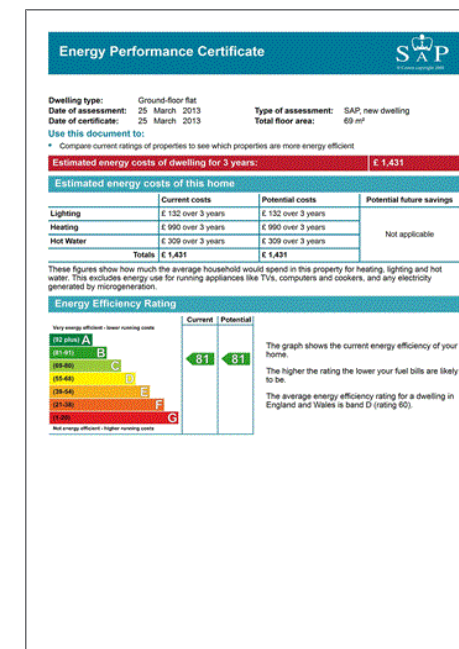
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## Floorplan

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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