



Roehampton Lane SW15

£5,000 Per Month - Available Now

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Beyond your expectations

SHORT LET. A stunning four bedroom townhouse located in the desirable Emerald Square development by St James. The house is finished to an exceptionally high standard and boasts a beautiful kitchen, dining and living area with bi-folding doors leading out onto the private garden.

Four Bedrooms | Three Bathrooms | Two Reception rooms | Study | Utility room | Cloakroom | Garden | Balcony | Off Street Parking.

Description

SHORT LET. A stunning four bedroom townhouse located in the desirable Emerald Square development by St James. The house is finished to an exceptionally high standard and boasts a beautiful kitchen, dining and living area with bi-folding doors leading out onto the private garden.

Situation

Emerald Square is located just off Roehampton Lane, close to Richmond Park and Barnes train station

Furnishing

Furnished



Kitchen



Reception 2

Hamptons Putney Lettings

184 Upper Richmond Road, Putney

London SW15 2SH

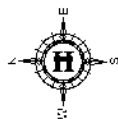
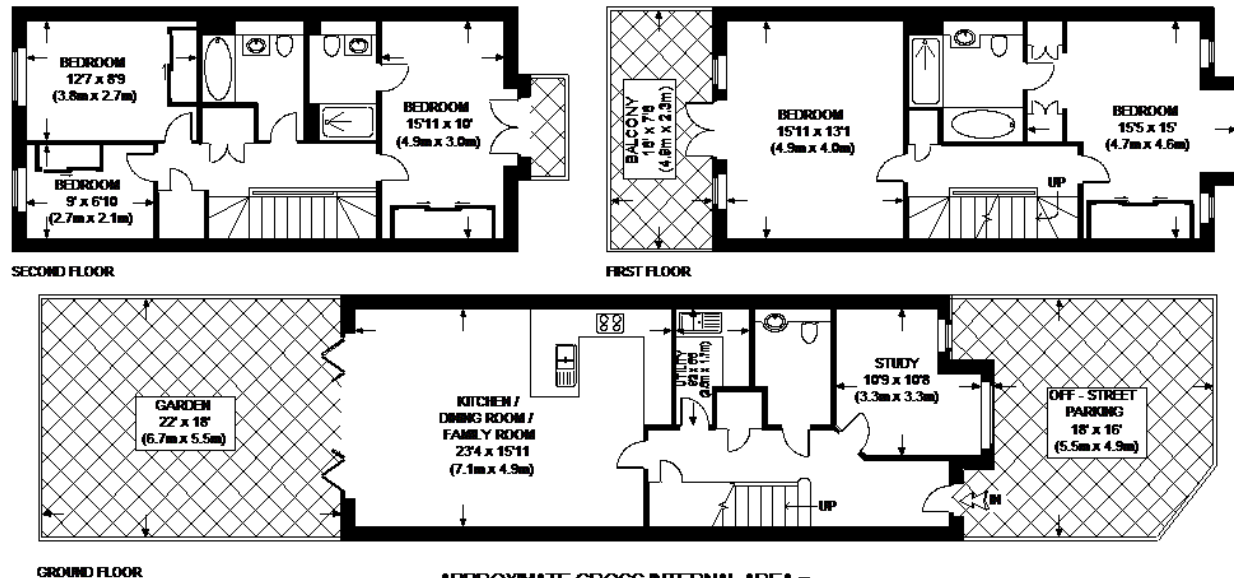
Tel: 020 8780 0900 - putneylettings@hamptons-int.com

www.hamptons.co.uk

Floorplan

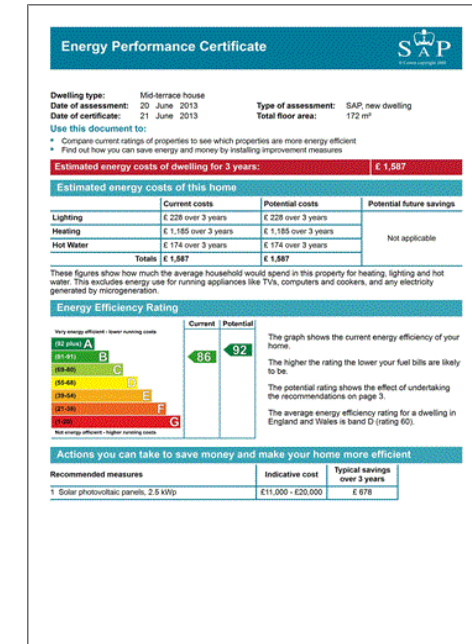
Energy Performance Certificate (EPC)

EMERALD SQUARE, SW15



APPROXIMATE GROSS INTERNAL AREA =
 GROUND FLOOR = 704 SQ. FT. (65.4 SQ. M.)
 FIRST FLOOR = 573 SQ. FT. (53.2 SQ. M.)
 SECOND FLOOR = 565 SQ. FT. (52.5 SQ. M.)
 TOTAL = 1842 SQ. FT. (171.1 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.



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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