



Garden Flat, Roehampton High Street, Roehampton
£1,250 pcm

Summary

ABOUT THE PROPERTY: Brinkley's Estate Agents are delighted to offer this bright and spacious, garden flat. Occupying the lower ground floor of a terraced building in the heart of Roehampton close to local shops and buses. Comprising; an entrance hall, reception room with open-plan and fully fitted kitchen and French windows to patio garden, double bedroom with wardrobes and bathroom / WC. Further benefits include double glazing, gas C/H and a private patio garden to rear. The property is available in April, as furnished. Early viewing strongly recommended.

LOCATION: The property benefits from being moments away from stunning rural parks and amazing views very quiet and

peaceful location, transport links are very good and your only moments away from local bus routes.

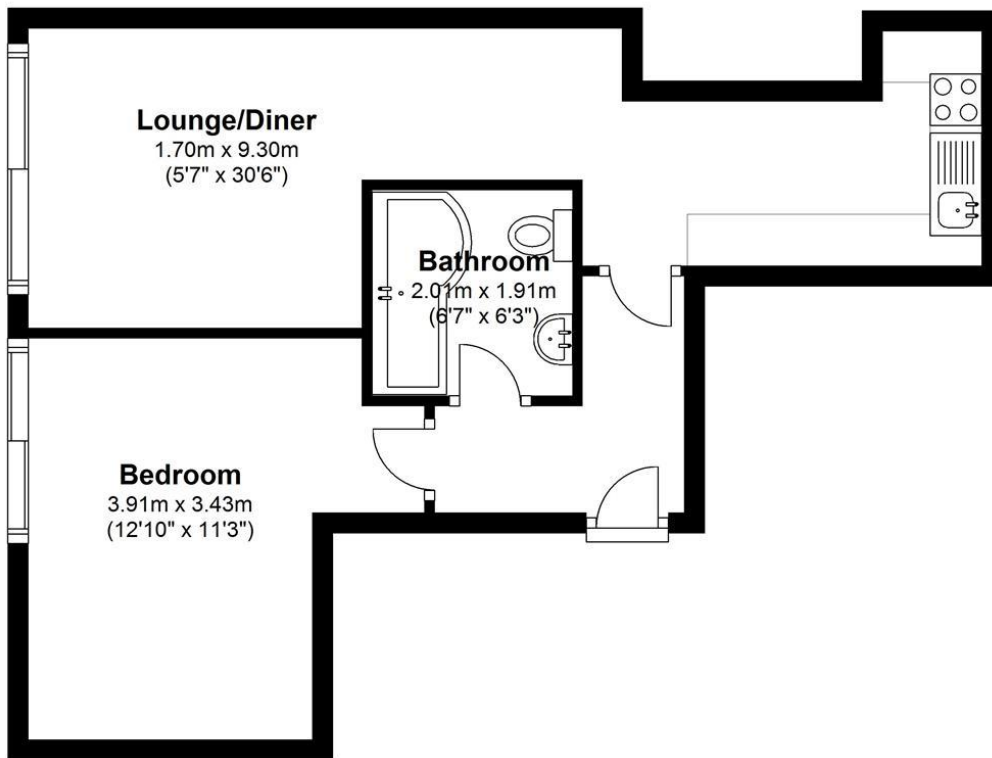
HOW TO VIEW: Please call our Wimbledon Hill office on 020 8944 2918, our Wimbledon Park branch on 020 8879 3718 or our Putney office on 020 8785 3652, for more information and to arrange a viewing. Open 7 days a week. viewings Mon- Fri 8-8, Weekends 9-6.

Energy Efficiency Rating: C



Lowest Ground Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



Total area: approx. 41.8 sq. metres (450.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	