



Flat, Ibsley Gardens, Roehampton  
**£1,675 pcm**

**Summary**

ABOUT THE PROPERTY: Brinkley's Estate Agents are pleased to offer this well presented, garden maisonette, occupying the ground and first floors of a popular purpose-built block, within easy reach of the local shopping/travelling facilities in Roehampton. Briefly comprising; an entrance hall, a reception room with an open-plan and modern, fitted kitchen, four double bedrooms and a bathroom/WC. Further benefits include double glazing, gas C/H and a large garden to rear. Offered as furnished.

LOCATION: Ibsley Gardens: is surrounded by lush green parks, you're only a short bus ride from the hustle and bustle of Putney High Street, where there is an amazing selection of restaurants bars and high street shops

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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		75	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		