



A GORGEOUS ART DECO PERIOD APARTMENT WITH SOUTH WEST FACING BALCONY

FAIRACRES
ROEHAMPTON LANE PUTNEY SW15 5LX

Guide Price £1.385 million Share of Freehold

savills

**A GORGEOUS ART DECO PERIOD
APARTMENT WITH SOUTH WEST FACING
BALCONY LOOKING OUT ONTO GLORIOUS
LANDSCAPED GARDENS.**

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5LX**

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Large entrance hallway ♦ 2/3 reception rooms ♦ Kitchen/
breakfast room ♦ 3/4 bedrooms ♦ En suite shower ♦
Bathroom ♦ Utility Room ♦ Garage & parking ♦ Balcony ♦
Communal gardens, lift & porter ♦ EPC rating = C

Situation

The property is located to the west of central Putney on Roehampton Lane, adjacent to the Roehampton Club. The closest mainline rail can be found at Barnes (Waterloo) along with various buses. There is the added benefit of private access to the adjoining Roehampton Club.

Description

A spacious (over 2,000 sq ft) second floor period apartment with a south west facing balcony looking out over glorious landscaped gardens.

The property offers flexible lateral space with up to 4 bedrooms enjoying a pleasant aspect. The reception rooms also enjoy excellent proportions and dimensions including a lovely formal and spacious entrance hall.

This fabulous apartment is located in an iconic Grade 2 listed, crescent shaped mansion block built between 1935 and 1936, with beautifully kept landscaped grounds and general overall space.

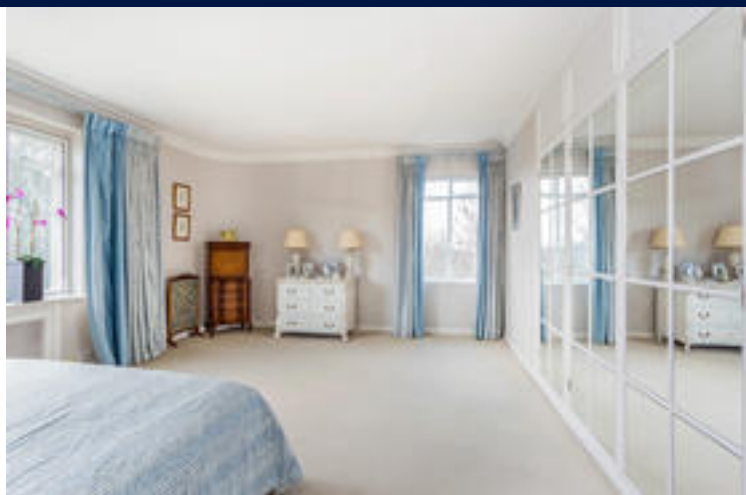
Local Authority:

London Borough of Wandsworth

Viewing:

Strictly by appointment with Savills





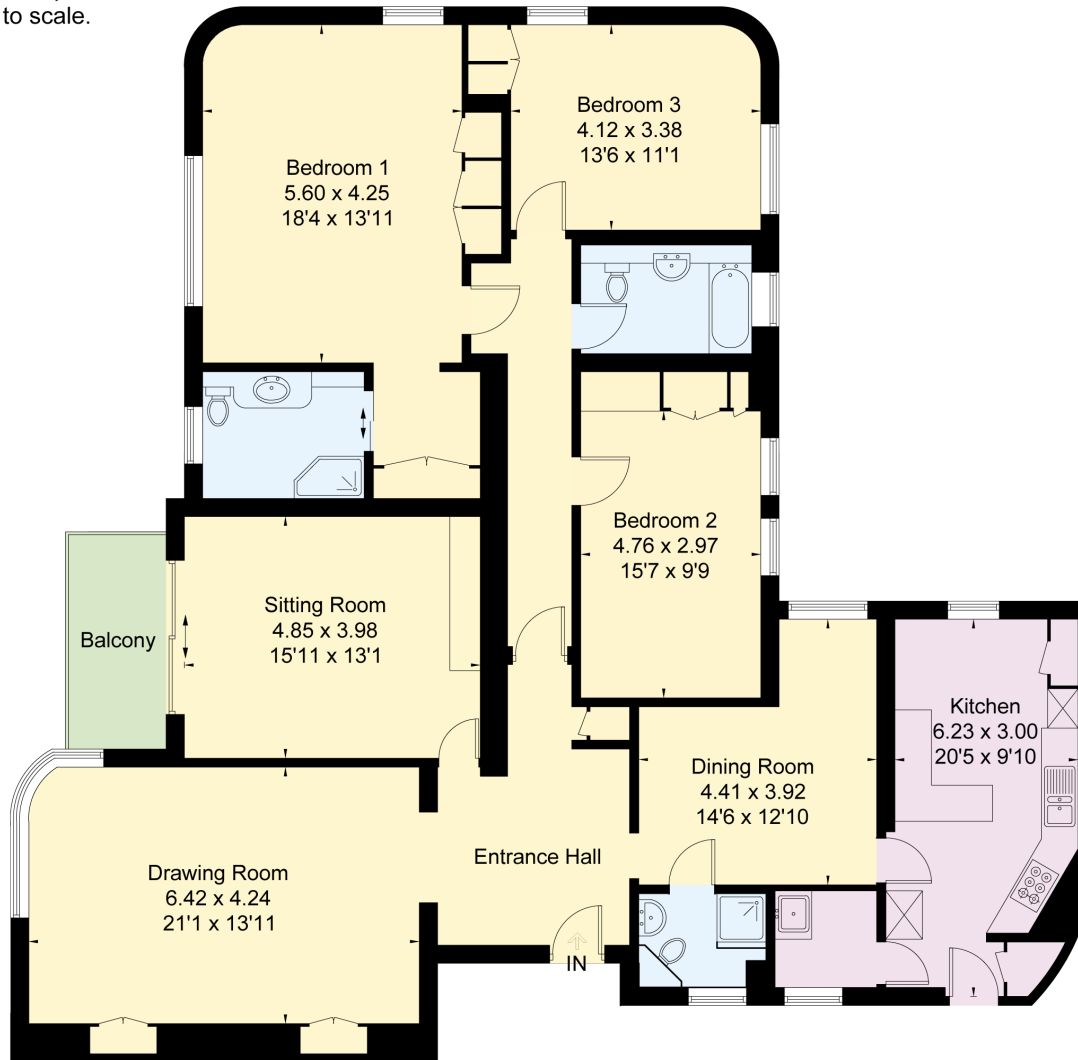
Fairacres, SW15

Gross Internal Area (approx) = 191 sq m / 2056 sq ft

Balcony Area = 5.7 sq m / 61 sq ft

For identification only. Not to scale.

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Second Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England, Scotland & Wales		EU Directive 2002/91/EC