



Roedean Crescent,  
Roehampton Gate  
SW15









A unique opportunity to live a country lifestyle in London.



This very impressive detached house, built in circa 1932, measures 4,881 sq ft approximately and sits on a plot of just under a 1/3 of an acre.

The house is arranged over three floors and offers beautifully presented and recently refurbished accommodation with a south west-facing garden and delightful decked swimming pool area.

On arriving at the property, the quality and style of the house is evident. The landscaped gardens to the front provide privacy and screening from the road, there is a gated driveway providing ample off street parking and a garage for covered parking.

On entering the property there is an entrance hallway, where you immediately get a sense of the space and style that the house offers, as well as a first glimpse of the gardens and the greenery beyond.









The accommodation in brief is as follows: On the ground floor is a spacious reception room which leads to an exceptionally designed glass studio with views across the garden, providing a peaceful environment in which to work.

To the other side of the house there is a TV room or snug followed by the extremely light and spacious kitchen family room. The luxury kitchen was made by Minotti Cucine and there are fitted appliances by Gaggenau and a Sub-Zero fridge. There is ample space in this area for dining and entertaining family and friends. A large utility room, cloakroom and a side entrance complete this floor.

The first floor provides three beautifully appointed luxury bedroom suites, all of which have amazing far-reaching views over the garden and Richmond Park beyond. The principal bedroom has two dressing rooms, a stunning en suite bathroom and a steam shower. All bathrooms on this floor have underfloor heating and bedrooms have fitted wardrobes.



*One of the key attractions to this location for families looking to relocate from Central London and overseas is the access to numerous first class schools, including Ibstock Place, The Harrodian, St Paul's & St Paul's Juniors, Kings House, The Old Vicarage and Tower House.*

*Local Ofsted 'Outstanding' rated schools include East Sheen Primary School, Eastwood Nursery School, St Mary Magdalen's Catholic Primary School, Barnes Primary School and Holy Trinity Church of England Primary School.*







London Borough of Richmond  
upon Thames

Guide price  
**£6,000,000 Freehold**



The top floor offers a further bedroom and bathroom and a very generous reception room or studio with wonderful views towards the park.

The garden to the rear has been incredibly well maintained and designed to make the most of the warmer months, with strategically placed patio areas and decked swimming pool.

There is an array of mature trees, many of them planted on the boundaries which provide additional privacy, as well as attractive shrubs and plants.

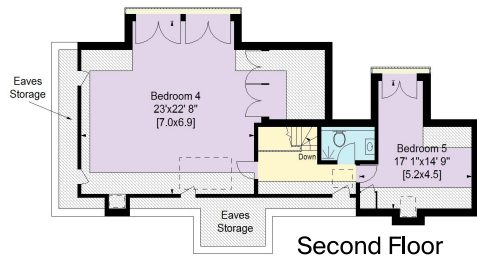
The house backs on to the wonderful open spaces of Richmond Park, a Royal Park extending to approximately 2,500 acres.

This beautiful family home, complimented by the vast surroundings of Richmond Park, offers a unique opportunity to live a country life in London.



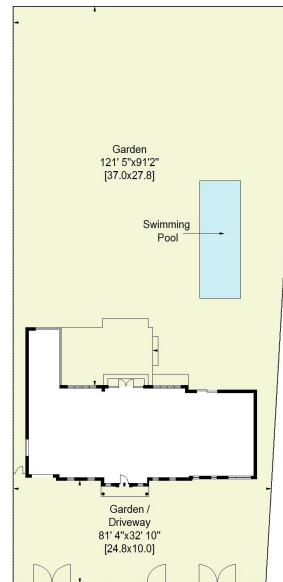
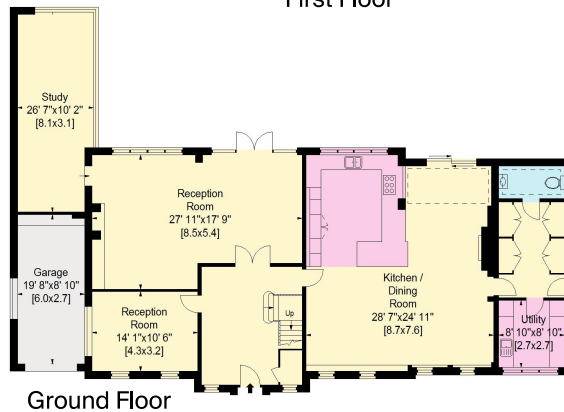
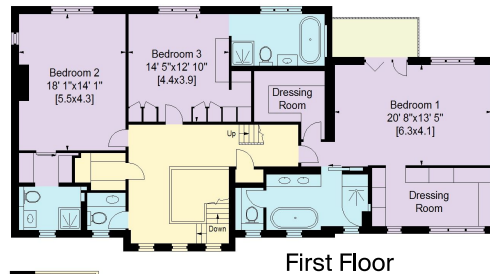
*Numerous recreational opportunities are found within Richmond Park including horse riding, polo, golf, rugby, cycling and running to mention a few. Further leisure activities are available nearby at the Roehampton Club, Lawn Tennis Association and Ham Polo Club.*





**Approximate Gross Internal Floor Area**  
**453.5 sq m/4,881 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



## Planning Permission

Planning permission has been granted for a circa 400 sq ft extension on the ground floor to the rear of the house, further enhancing this area. Approved plans are available on request.

## Transport

Richmond, Barnes and Putney are all close to hand offering many amenities with the closest rail station at Barnes, a quick link in to Waterloo.

The West End of London is also accessible by car.

There is good access to the A3 & A316 leading to the M3, M25 & M4 and Heathrow and Gatwick airports.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2020. Photographs and videos dated September 2020.

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