



Roedean Crescent, London SW15



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A beautifully appointed, double fronted, modern detached house with exceptional entertaining space and well balanced accommodation (approximately 9,614 sq ft), complete with a large garden and superb leisure facilities.

The magnificent entrance hall, with vaulted ceiling and a dual flight staircase, leads to the extensive reception space on the ground floor with a large kitchen/breakfast/family room giving views of, and level access to the garden. Linked to this space, through double doors, is the drawing room, which also leads onto the garden. There is also a study to the rear with access to the patio and garden.

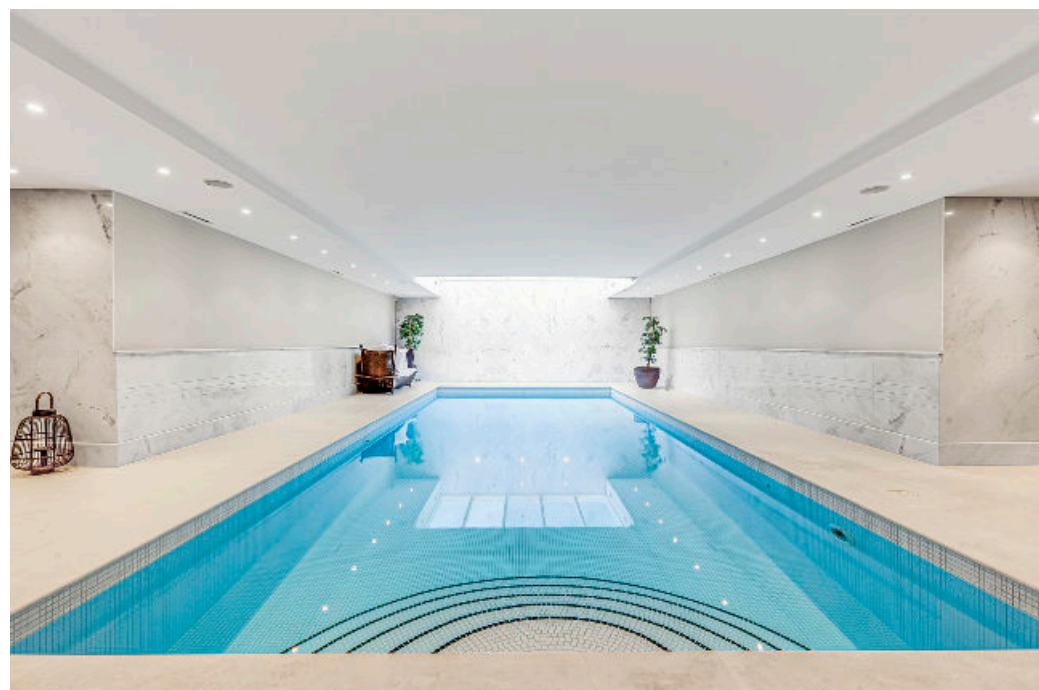
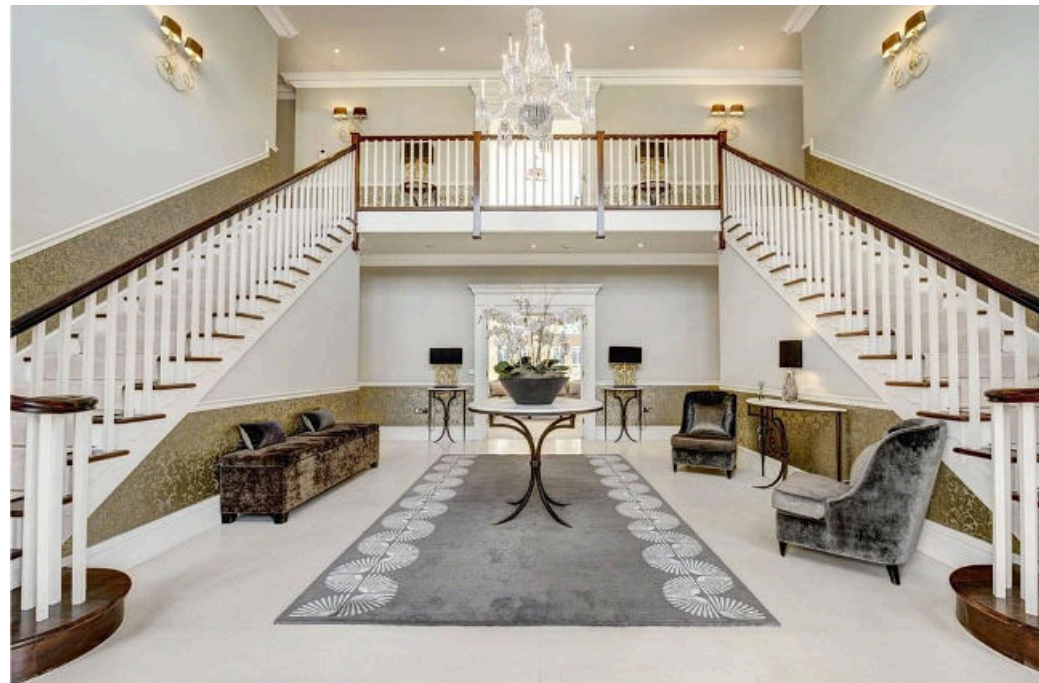


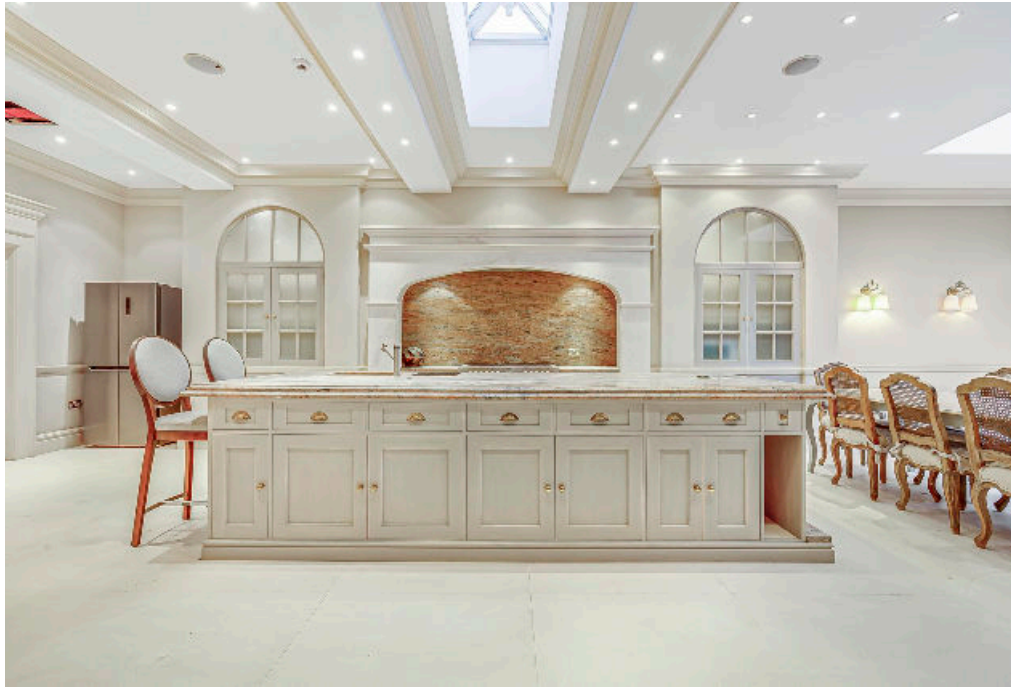
Guide price: £4,250,000

Tenure: Available freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: H



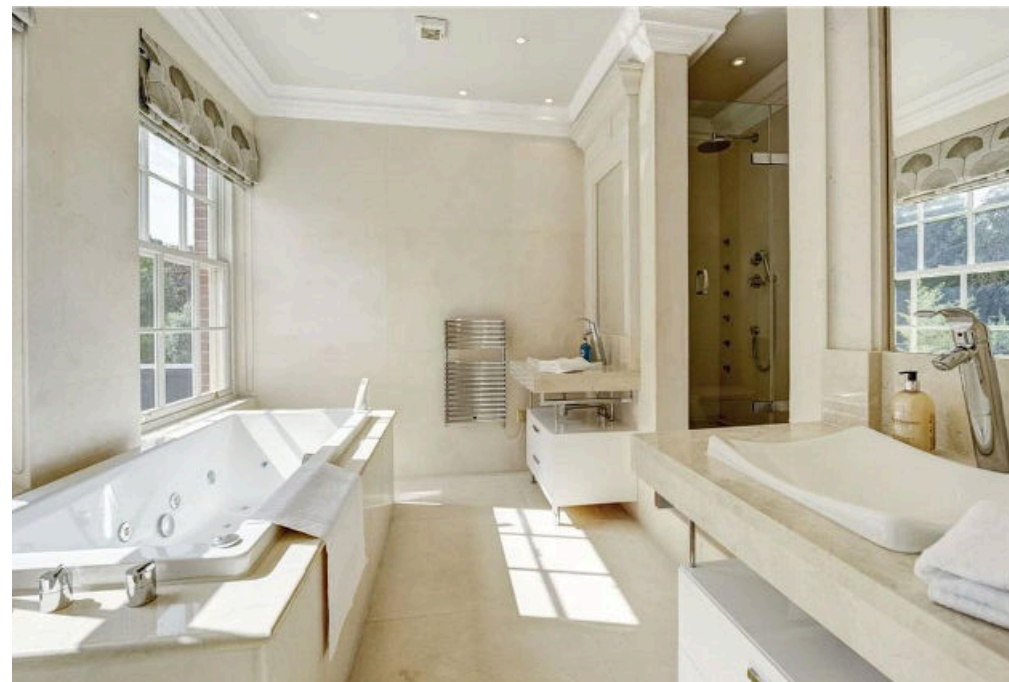




Upstairs the principal bedroom to the rear of the house, has a beautiful en suite bathroom with a separate shower and a dressing room with fitted furniture. There are two further en suite bedrooms on the first floor and three en suite bedrooms on the top floor.

The swimming pool complex, on the lower ground floor, includes a large gym area, steam room, sauna and hot tub/Jacuzzi. The two plant rooms are also located on this floor, in addition to a second kitchen/utility.

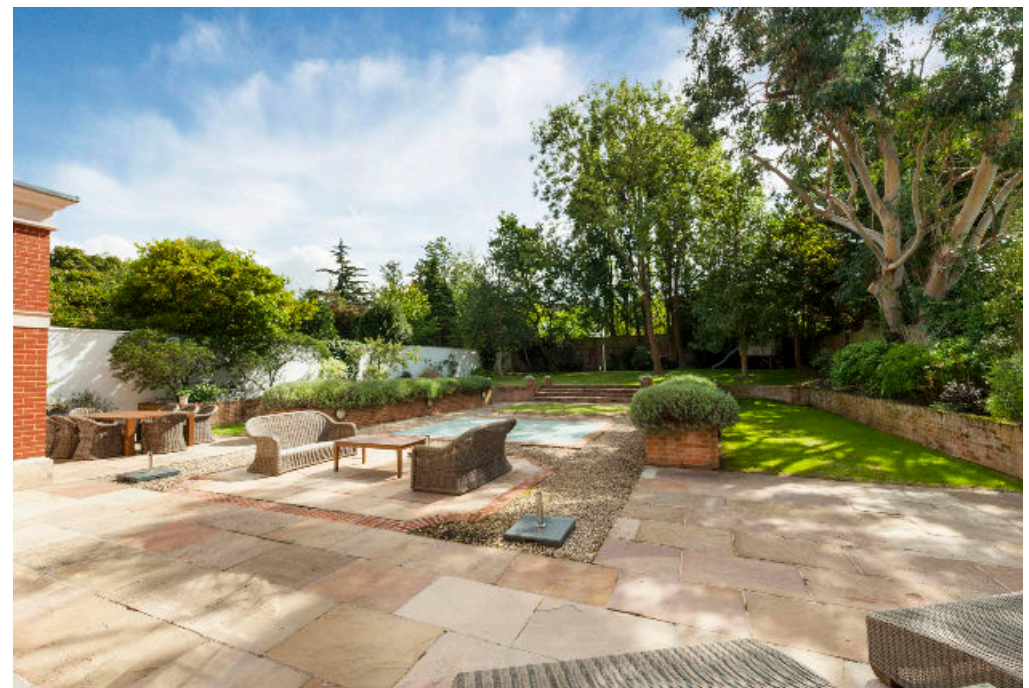
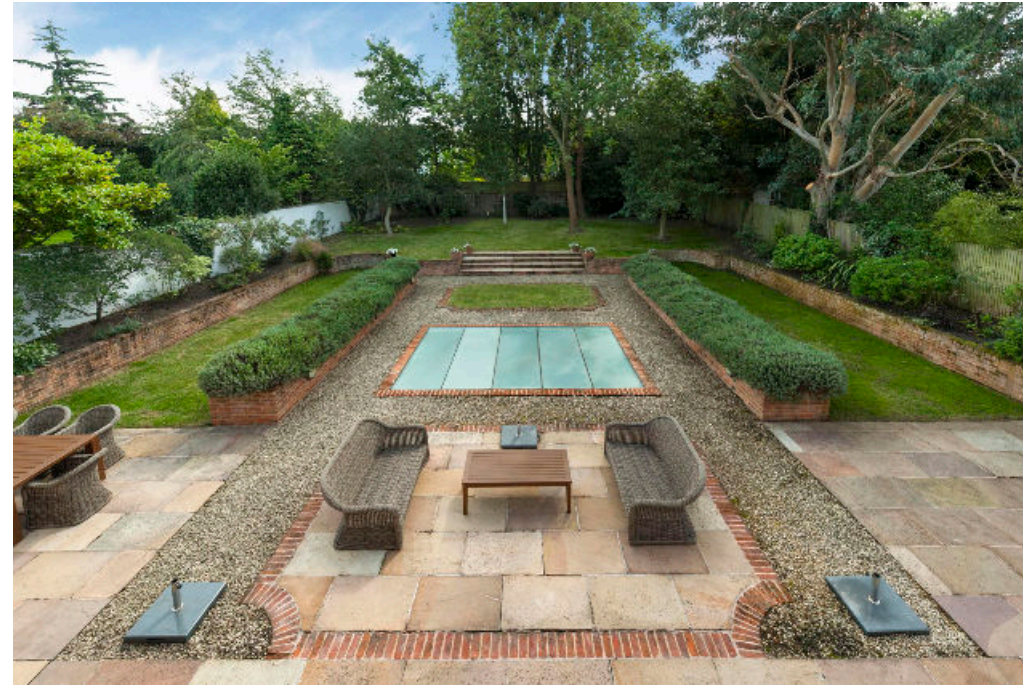
The house is approached via electric gates and there is ample off street parking, with an integral garage.

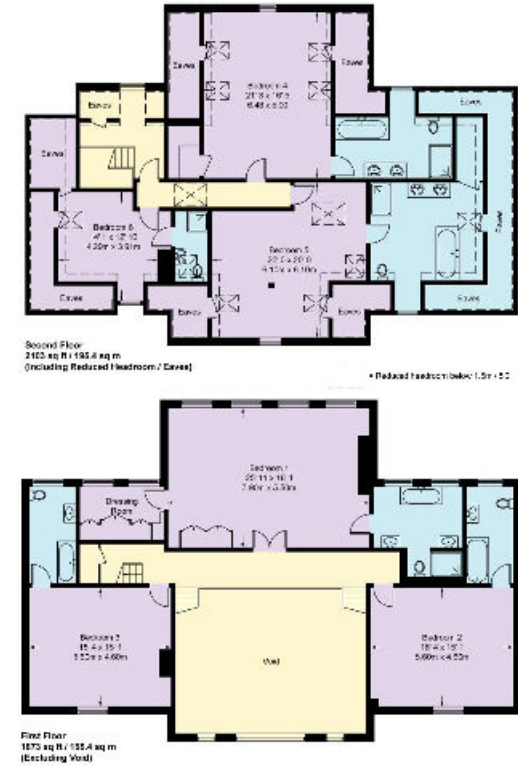
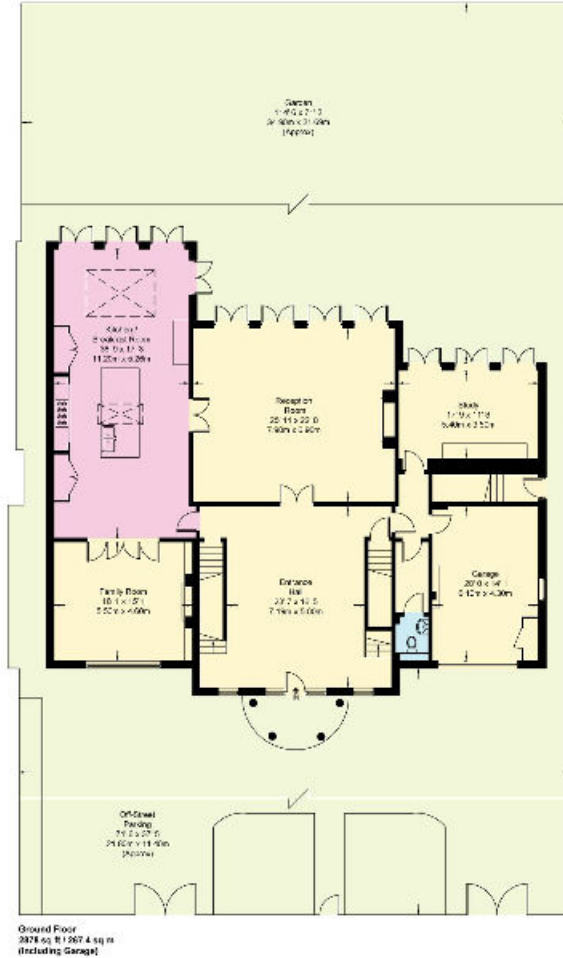
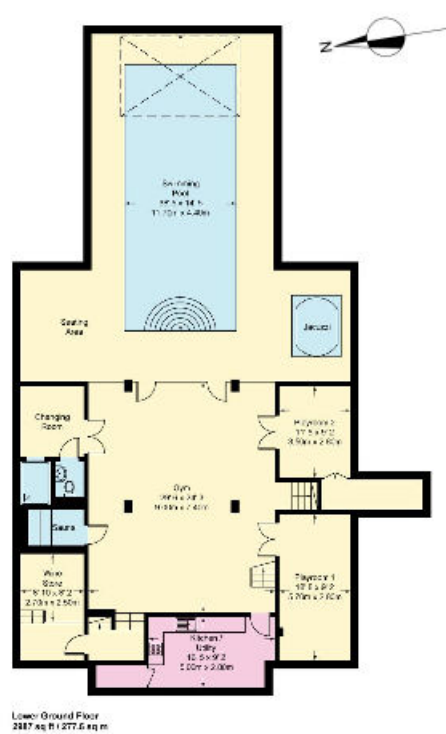


Location description

The house is only moments from the wonderful open spaces of Richmond Park, a Royal park extending to approximately 2,500 acres. There are numerous recreational opportunities found within the 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.

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. 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, Tower House along with many others. There is good access to the A3 & A316 leading to the M3, M25 & M4 and Heathrow and Gatwick airports.





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Approximate Gross Internal Area = 8934 sq ft / 830 sq m
(Excluding Reduced Headroom / Eaves / Void /
Including Garage / Swimming Pool)

Reduced Headroom / Eaves = 680 sq ft / 63.2 sq m

Total = 9614 sq ft / 893.2 sq m

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We would be delighted to tell you more

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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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