



Roehampton House, Vitali Close **SW15**





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Roehampton House offers a superb opportunity to own a unique place in British history. Consisting of just 24 properties, this particular apartment is the penthouse and is accessed via an impressive original staircase.

Measuring approximately 2,525 sq ft and finished to an excellent specification, the property opens into a bright and spacious entrance hall and contains an abundance of period features, including high ceilings and large windows overlooking the gardens.



Guide price: £1,150,000

Tenure: Leasehold: approximately 982 years remaining

Service charge: £17,500 per annum, reviewed annually. We were unable to obtain next review date information, please make your own enquiries.

Ground rent: £1,250 per annum, reviewed every 15 years. We were unable to obtain next review

Local authority: London Borough of Wandsworth

Council tax band: H

Description

The property comprises two double bedrooms (both with en suite bathrooms), a third bedroom/study, a third bathroom and a separate utility cupboard housing a washer and dryer. The apartment benefits from a plethora of entertaining space with a formal dining room, large eat-in kitchen and separate living area. The fully fitted kitchen has high quality units with integrated appliances including a wine fridge. The main bedroom suite has a generous sized en suite bathroom and a dressing area with plenty of wardrobe space. From the entrance hall, a staircase leads to the roof terrace with unrivaled 360 degree views across London and towards Richmond Park. This is a highly impressive flat which has been carefully looked after by the current owners.

The property further benefits from two secure underground parking spaces, a storage unit in the basement, a communal gym and large communal gardens which are well-maintained. An impressive final feature is the temperature-controlled wine store which is located in the basement and has a capacity for well in excess of 200 bottles.

Location

Roehampton House is ideally located to enjoy some of the capital's finest green spaces with Central London approximately seven miles away. Surrounded by the beautiful landscapes of Richmond Park, and the commons at Putney, Barnes and Wimbledon, the area around Roehampton House offers a choice of scenic settings in which to relax. There are no less than three attractive prestigious golf courses in the vicinity, including the exclusive Roehampton Club.

There are excellent connections - whether heading to the West End, The City or further afield, road, rail and air connections are all easily accessible. The nearest station is Barnes Railway Station which is less than a mile away; alternatively, Putney station and East Putney Tube Station (zone 2), on the District Line, are all within an easy commute.





VITALI CLOSE, SW15

Approx. gross internal area

2525 Sq Ft. / 234.6 Sq M.

10 Sq Ft. / 0.9 Sq M. Reduced Headroom

2535 Sq Ft. / 235.5 Sq M. Including Reduced Headroom & Excluding Void

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.



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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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