ROEDEAN CRESCENT

LONDON • SW15

Knight Frank

ROEDEAN CRESCENT

LONDON • SW15

This is a superb detached family house with excellent lateral accommodation over three floors and well balanced entertaining and bedroom space, much of which overlooks the garden to the rear. Richmond Park and the Bank of England Sports Club are a short stroll away.

Master suite with dressing room
5 further bedrooms • 3 further bath/shower rooms
4 reception rooms • Kitchen/breakfast room
Utility room • 109 ft garden • Summer house
Double garage • Off street parking

Richmond Park (0.2 milet)
Heathrow Airport (11.7 miles)
Central London (7.3 miles)

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Roedean Crescent, London SW15

This substantial detached house extends to approximately 6,302 sq ft of lateral family living with a lovely large garden in a highly regarded residential road just a short walk from Richmond Park.

The property is approached through electronic gates on to a large carriage driveway, providing ample parking for a number of vehicles including a garage.

On the ground floor the property comprises a wonderful main reception, a large drawing room opening to the rear gardens, a dining room and a study. There is also a superb and spacious kitchen/breakfast room, utility room and a useful cloakroom on the ground floor. Upstairs on two floors there are six bedrooms and four bath/shower rooms.

Outside the garden has an attractive water feature and is well stocked with mature shrubs and trees. At the rear of the garden there is a detached timber built summer house with a separate shower room, ideal for use as a studio/gym/playroom.

Situation

Roedean Crescent is a popular location being so close to Richmond Park with its 2,300 acres of woodland walks (0.2 mile). Also close by are the Bank of England Sports Grounds (0.3 mile) which offer a wide range of recreational activities as well as hosting the qualifying rounds for 'wild card' entries into the Wimbledon Tennis Tournament each year.

There are excellent schools in the area (both in the private and public sectors) including Ibstock (0.4 mile), The Harrodian (2.3 miles), St Pauls (2.8 miles) and Colet Court (3.2 miles) and A3 is easily accessible with its direct route into central London and connections to the M25 network for both Heathrow (11.7 miles) and Gatwick airports (34.7 miles).

(All times and distances are approximate).

Directions (Postcode SW15 5JX)

From Richmond station, head north-west towards Kew/A307. At the roundabout, take the 2nd exit onto Lower Mortlake Road/A316. Continue to follow A316 and go through one roundabout. Turn right onto South Circular Road. Turn right onto Priory Lane. Turn right onto Bank Lane. Bankd Lane turns left and becomes Roedean Crescent. Destination will be on the left.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local authority

London Borough of Wandsworth.
www.wandsworth.gov.uk

Tenure

Freehold

Price

On application

Viewing

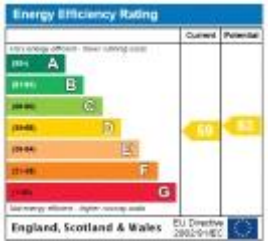
Approximate Gross Internal Floor Area
586 sq.m./6,302 sq.ft.

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

Knight Frank
KnightFrank.co.uk

020 8939 2800
23 Hill Street
Richmond TW9 1SX
richmond@knightframk.com

OnTheMarket.com



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s)or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated February 2017 Photographs dated February 2017. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.