



ROEDEAN CRESCENT, LONDON SW15
FREEHOLD

RP
RANDALL PRICE

An exceptional and spectacular modern residence adjacent to Palewell Common and Richmond Park

- OVER 12,000 SQFT
- ELEGANT RECEPTION HALL
- DINING ROOM
- 1200 SQFT OPEN PLAN KITCHEN/FAMILY ROOM
- LIVING ROOM
- STUDY
- PRINCIPAL BEDROOM SUITE WITH TERRACE
- 6 FURTHER BEDROOMS
- 6 BATHROOMS
- INDOOR SWIMMING POOL AND SPA COMPLEX
- CINEMA ROOM
- 1000 SQFT PROFESSIONAL GYM
- WINE CELLAR
- SELF-CONTAINED STAFF ACCOMMODATION
- LANDSCAPED TERRACES AND GARDENS
- OUTDOOR POOL
- BESPOKE POOL PAVILLION WITH FULLY INTEGRATED KITCHEN AND RETRACTABLE ROOF
- GATED PARKING AND GARAGE



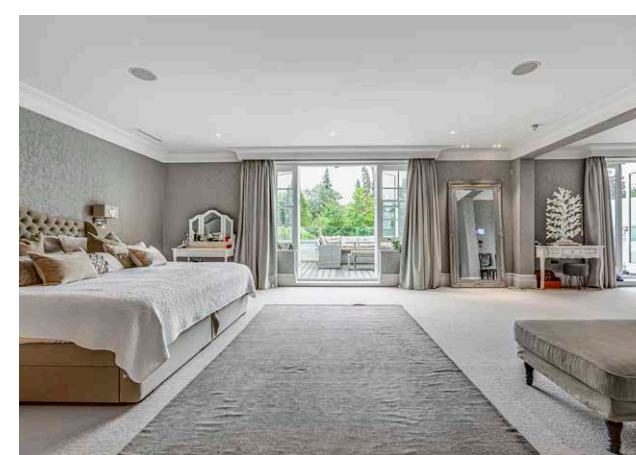
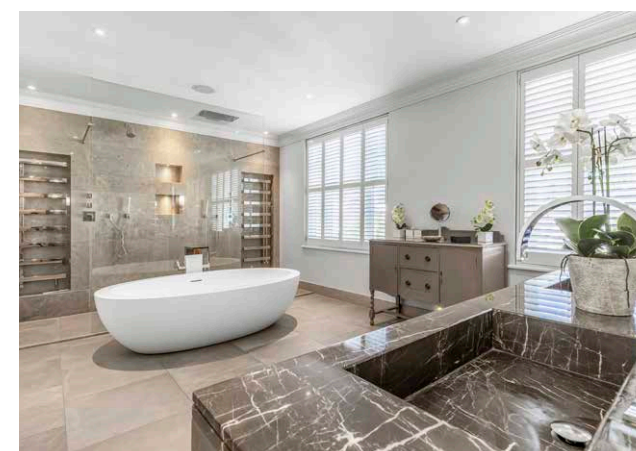
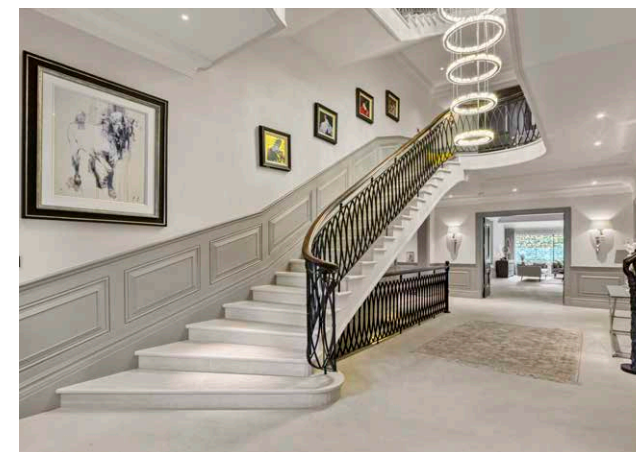
The property provides privacy and seclusion within both the house and gardens and offers aspirational living within its 12,000 sqft of spectacular living and entertaining space. Approached via a gated driveway with secure parking for multiple vehicles as well as garaging. The elegant reception hall with a sweeping feature staircase, leads into a striking vast kitchen/living/family space of over 1200 sqft, with an expanse floor to ceiling glass doors and windows overlooking and opening onto the rear terrace and gardens. The layout has fantastic flow with a real emphasis on natural light and a seamless connection between the outside and inside. Further features are: the elegant and extensive indoor pool and spa complex, an extraordinary professional gym of over 1000 sqft, cinema/games room and a sumptuous principal suite with large terrace overlooking the gardens.

Having been remodelled and renovated in 2023, this spectacular residence provides luxurious and laterally configured accommodation designed and executed with the utmost attention to detail, delivering immense light, space and a feeling of well-being throughout.

There are extensive smart home tech capabilities which have been built into house using Crestron Home Automation, controlling heating/cooling, audio and lights.

The exquisitely designed and landscaped gardens offer a number of terraces for entertaining and dining and feature an outdoor pool to the rear with bespoke pavilion, complete with fully integrated outdoor kitchen with retractable roof and full width glass doors, to create all weather dining and entertaining in comfort.

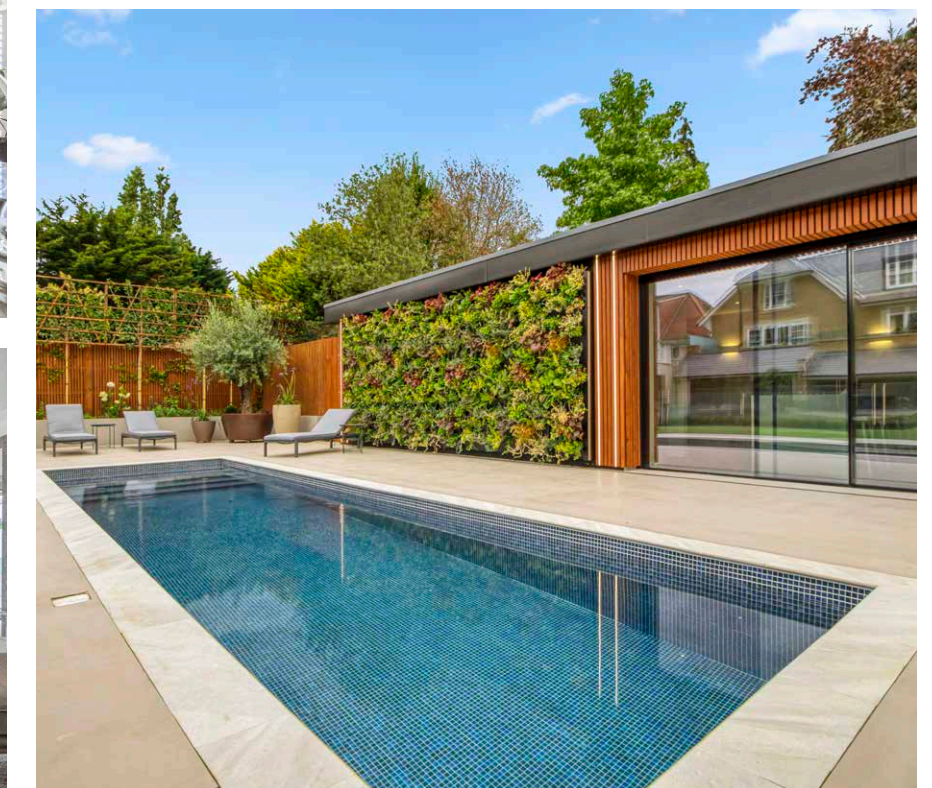




Roedean Crescent is a prestigious location between Putney, Barnes and East Sheen and benefits from several train and bus links within a mile of the property. The house itself is within 50 meters of Palewell Common and 250 metres from the Roehampton Gate giving access to Richmond Park with its 2500 acres of unspoilt parkland. This also enables easy access to the A3, Kingston, Petersham, Richmond, and additional links to the M25 Orbital motorway connection and Gatwick and Heathrow International Airports.

Richmond Park itself offers a number of interests with riding stables and a golf course only moments from the property. For those seeking a more strenuous workout, the exclusive Roehampton Club, located approximately one mile away, offers a full range of leisure facilities from tennis, golf and croquet to a fully equipped gym. For families considering the property, Ibstock Place School is ideally located only moments from the house and is suitable for children from the age of three years up to eighteen years old.

ROEDEAN CRESCENT SW15 TENURE: FREEHOLD EPC RATING: B
COUNCIL TAX: BAND H





Roedean Crescent

Approximate Gross Internal Area = 11505 sq ft / 1068.8 sq m
 (Excluding Reduced Headroom / Void / Including Garage / Pool)
 Reduced Headroom = 12 sq ft / 1.1 sq m
 Outbuilding = 624 sq ft / 58 sq m
 Total = 12141 sq ft / 1127.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		85	88
		EU Directive 2002/91/EC	



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