



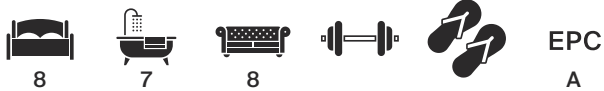
Roedean Crescent, London **SW15**

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# Roedean Crescent, London SW15

The property was newly built and completed in 2018, with an emphasis on creating a unique and design led house with architectural style to the highest of specifications. The quality of the build and precision engineering is obvious throughout and reflects the exacting standards and meticulous attention to detail of the German construction firm and tradesmen hired for the project. The house is arranged over four floors with a real emphasis on volume and light. There are many features across each floor, whether it be the extraordinary ceiling heights, mezzanine levels, or the extensive use of glass creating a light space.



**Guide price:** £9,750,000

**Tenure:** Available freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** H





The accommodation in brief is as follows; On arriving at the property you are instantly struck with the impressive quality and look of the house. There are landscaped gardens to the front as well as a driveway leading down to the double garage.

Once inside, your eye is instantly drawn to the clever use of glass and the 'green' view to the garden, and Palewell Common beyond. The ground floor provides a cloakroom, followed by an open plan space encompassing a Siematic kitchen with a range of Gaggenau appliances, dining space, with steps down to a comfortable reception area, with views towards the West facing garden from the terrace. To complete this floor there is a TV room/Snug to the front, as well a self contained apartment with living room, bedroom, and bathroom.



Moving to the lower ground floor there is a fantastic and fun entertaining area making it the perfect space to spend time with friends and family or for hosting for large parties. This entertaining space opens to a courtyard in the rear garden creating a light and airy atmosphere. To complete this floor there is a bar with seating area, wine room, Art studio, utility room, plant room and another self-contained apartment for a house keeper or live in Nanny and the double garage with electric car charging points.

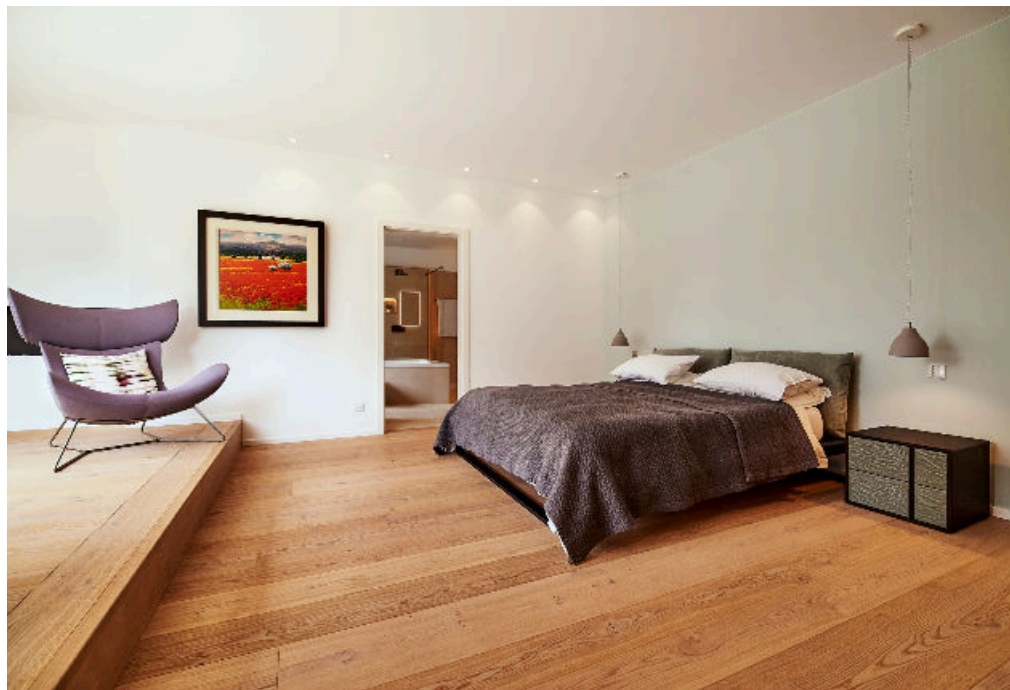
The top two floors of the house provide up to eight bedrooms and five bathrooms, one of these being the sumptuous and luxurious principal bedroom suite, with dressing room, bathroom and a delightful roof terrace to watch the sun set in the warmer months. The rest of the rooms on this floor could all be used as bedrooms depending on the next families requirements, but currently arranged as a library with access to a balcony, guest bedroom suite, study and to complete the floor a wellness room with gym area, Sauna and bio sauna, shower and W/C.

Moving to the top floor it has been designed with children in mind, with three further spacious bedrooms and two bathrooms. There is also a media/play room for the children and their friends to relax, game, or watch films.

The West facing garden to the rear has been carefully landscaped and provides a mixture of outdoor seating areas, perfect to entertain in the Spring/Summer months, with a large lawned area and array of mature trees, shrubs, and plants.

Further specification and additional benefits include; Underfloor heating with room by room temperature zone, automatic air ventilation with pollen filter, water softener, BUS lighting system with GIRA interface with controls the heating, bespoke blinds and lights (exterior & interior) Integrated alarm systems, CCTV, two electric chargers for cars in the garage, Irrigation to the gardens front & back with a green wall, laundry chute from all floors to the utility room.







## Location

The house is only moments from the wonderful open spaces of Richmond Park (0.2 mile), a Royal park extending to approximately 2,500 acres.

Richmond (2.6 miles), Barnes (1.9 miles) and Putney (2.3 miles) are all close by offering many excellent, shops, bars, cafes and restaurants - with the closest rail station at Barnes, offering a reliable rail service into London Waterloo. 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 (0.4 mile), The Harrodian (2.1 miles), St Paul's & St Paul's Juniors (3.0 miles), Kings House (2.2 miles), The Old Vicarage (4.4 miles), Tower House (0.9 mile).



Approximate Gross Internal Area = 11238 sq ft / 1044 sq m  
(Excluding Reduced Headroom / Void / Including Garage)  
Reduced Headroom = 371 sq ft / 34.5 sq m  
Total = 11609 sq ft / 1078.5 sq m



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Particulars dated January 2024. Photographs and videos dated January 2024.

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