



## ROEDEAN CRESCENT

London SW15










# A BEAUTIFUL DETACHED FAMILY HOME

An exceptional opportunity to acquire a detached family house with a west-facing garden, overlooking Palewell Common.

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Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Freehold

Offers in excess of £4,000,000



## FEATURING A WONDERFUL WEST-FACING GARDEN

Spanning over approximately 3,659 sq ft (0.31 acres), the property briefly comprises on the ground floor, entrance hall, open plan kitchen and dining room with three further reception rooms all with French doors leading into the impressive 167 ft west-facing landscaped garden. Roehampton is a highly desirable place to live and offers a blend of rural country charm and sophisticated, urban living, in one of South West London's most desirable postcodes.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



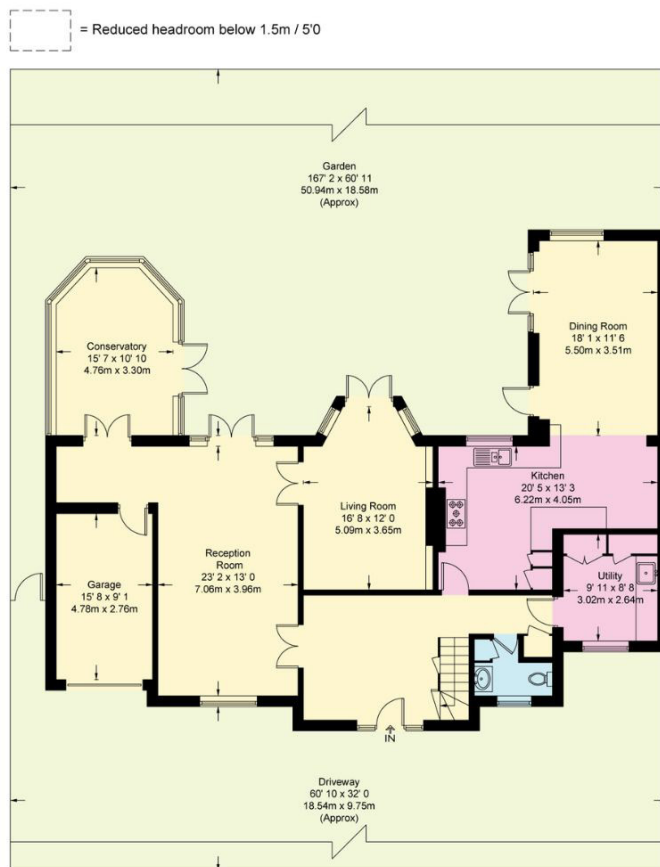
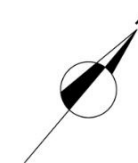




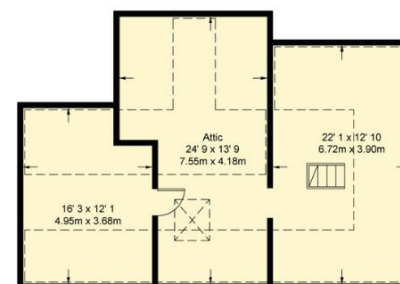








Ground Floor  
1681 sq ft / 156.2 sq m  
(Including Garage)



Second Floor  
786 sq ft / 73 sq m  
(Including Reduced Headroom)



First Floor  
1192 sq ft / 110.7 sq m  
(Excluding Void)

Approximate Gross Internal Area = 339.9 sq m / 3659 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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