



Roedean Crescent, London **SW15**

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# Roedean Crescent, London SW15

An extraordinary modern house of approximately 7,000 sq ft of expansive and contemporary living accommodation. The property was designed by the international award-winning Gregory Phillips Architects.

This exceptional property which was newly built and finished in 2008 offers a rare and exciting opportunity for a purchaser to acquire this unique, stylish and contemporary house.

Arriving at the property, you are instantly struck by the modern design features as well as the sense of space, with the plot measuring approximately 1,200 square metres. There is a generous landscaped frontage, which is gated, providing security and private off street parking.



**Guide price:** £6,450,000

**Tenure:** Freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** H







## Description

On entering the house, you have a wonderful feeling of volume, space, and views towards the green garden. There are nine metre high ceilings, with impressive glass windows, which create expansive space and an abundance of natural light. As you can imagine these impressive areas create the perfect space to entertain friends and family.

To the rear of the house is a beautifully designed bespoke kitchen/breakfast /family room which manages to be both open plan and intimate and has views over and level access to a beautifully landscaped west-facing garden, as does the vast double-height reception room with floor to ceiling windows and a mezzanine area; ideal as a study or work station, with inspiring views over the garden and it's calming water features and beyond.

Furthermore, there is also a wood-panelled reception room to the front of the house, ideal as snug/television room, but suitable for a wide variety of uses. There is also a good-sized utility, boot room, two cloakrooms, plant room and bike storage to complete the ground floor accommodation.

Moving to the the lower ground floor there is a large bedroom suite which would serve well for a live-in Nanny or housekeeper. A cinema room follows which also works as a gym or playroom. To complete this floor, there is a secondary kitchen, perfect for catering and large parties, and a wine cellar.

Moving to the first floor and the start of the bedrooms accommodation there is a sumptuous principal bedroom suite with fabulous far-reaching 180 degree garden and park views. There is also a large dressing room, with beautifully fitted wardrobes and a bespoke en suite bathroom.

There is a further double bedroom suite with separate steam room and two studies. One of these is a self-contained office overlooking the front of the house. The other is located on the mezzanine of the double-height living room with a spectacular view over the garden.

The top floor has two brilliantly balanced double bedrooms, both of which have plenty of storage and fine-line doors leading onto a secluded balcony, with far-reaching spectacular views to enjoy the majestic sunsets. Another feature of this floor is the walk-in attic which spans the width of the house and offers in excess of 320 square feet of storage.



## Garden

The west-facing garden rear garden is inspired by Dutch designer Piet Oudolf and brings the grasses and trees of Richmond Park right up to the house. It extends into Beverley Brook at the back and offers unusual privacy, with views over Palewell Park and Richmond Park beyond.

The garden is home to numerous mature trees including oak, maple, walnut and lime. The basalt terrace outside the kitchen is ideal for lounging in the spring/summer months.







## Location

Numerous recreational opportunities are found within Richmond Park including horse riding, polo, golf, rugby, cycling and running to mention a few. Further leisure activities are available nearby at the Roehampton Club, Lawn Tennis Association and Ham Polo Club.

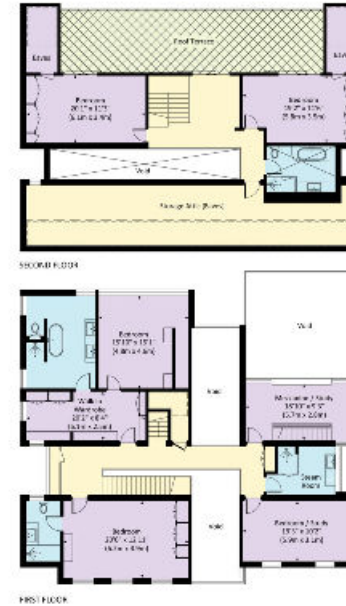
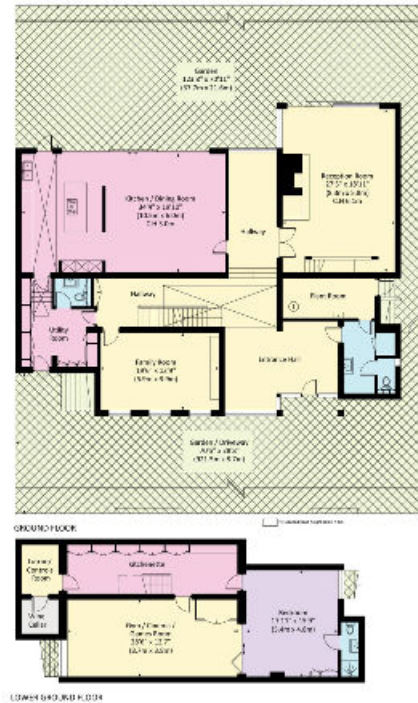
One of the key attractions to this location for families looking to relocate from Central London and overseas is the access to numerous first-class schools, including Ibstock Place, The Harrodian, St Paul's & St Paul's Juniors, Kings House, The Old Vicarage and Tower House. Local Ofsted 'Outstanding' rated schools include East Sheen Primary School, Eastwood Nursery School, St Mary Magdalen's Catholic Primary School, Barnes Primary School and Holy Trinity Church of England Primary School.

Richmond, Barnes and Putney are all close to hand offering many amenities with the closest rail station at Barnes, a quick link in to Waterloo. The West End of London is also accessible by car. There is good access to the A3 & A316 leading to the M3, M25 & M4 and Heathrow and Gatwick airports.



## ROEDEAN CRESCENT, SW15

Approx. gross internal area  
7004 Sq Ft. / 650.7 Sq M. Inc. Reduced Headroom / Excluding Voids



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