



Roehampton House

Vitali Close, SW15

Asking Price £1,700,000

A beautiful three-bedroom, two-bathroom ground floor apartment in the exquisite Grade I listed Roehampton House, originally designed in 1712 by Thomas Archer.



This wonderful apartment has accommodation measuring almost 2,700 sq. ft. entered via the former grand staircase, one of the remaining original features of the property. A spacious entrance hallway greets you upon entering and leads round to the left passing ample storage, a Guest WC and Utility room. The third bedroom offers a charming view over an internal courtyard and built in storage. The Well-equipped, eat in kitchen is fitted with V-ZUG appliances boasts ample storage, granite work surfaces and integrated wine chiller. The reception room offers ample room for entertaining with over 770 sq. ft. of floor space and an impressive 3.7m ceiling height, this room was originally the dining room for the property and is an excellent example of Georgian architecture with its large windows offering views over the communal grounds. Bedroom two is a large double bedroom formed from part of the original North Hall and benefits from large walk in wardrobes providing generous storage and an en-suite bath and shower room. The Principal bedroom is located in a charming oval room with expansive storage and hidden, built in wardrobes and an en-suite bathroom.

The property has allocated parking for two cars, there is access to the development's gymnasium, and the communal grounds and rose garden.

Roehampton House enjoys a superb location in South West London close to Richmond Park with its 2,500 acres of natural parkland offers many recreational pursuits including horse riding, cycling and jogging. There is also a golf course and polo field whilst it is also a great place for walking and watching deer. Excellent leisure facilities nearby include The Roehampton Club, The Bank of England Club and The Lawn Tennis Association. There are a number of sought after schools nearby including St Paul's, The Harrodian, The Swedish School, The German School, Ibstock Place and Putney High School for Girls. Nearby transport links include Barnes Station (1 mile) offering frequent services into London Waterloo, in addition Hammersmith and Putney underground stations are close by. The open green spaces of Putney Heath, Barnes Common are also close by.



- Three Bedrooms
- Two Bathrooms
- Grand 772 sq. ft. Living room
- 3.7m ceiling height in living room
- Expansive Communal Grounds
- Maintained Rose Gardens
- Two Allocated Parking Spaces
- 1 mile to Barnes Station

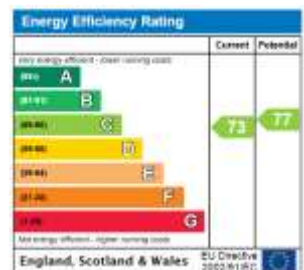
Tenure: Leasehold (999 years from 1 January 2007))

Service Charge: £17,140.68 p.a. includes; Block Service and Estate Service

Ground Rent: £1,175.51 p.a. subject to periodic review

Local Authority: Wandsworth

Council Tax Band: H



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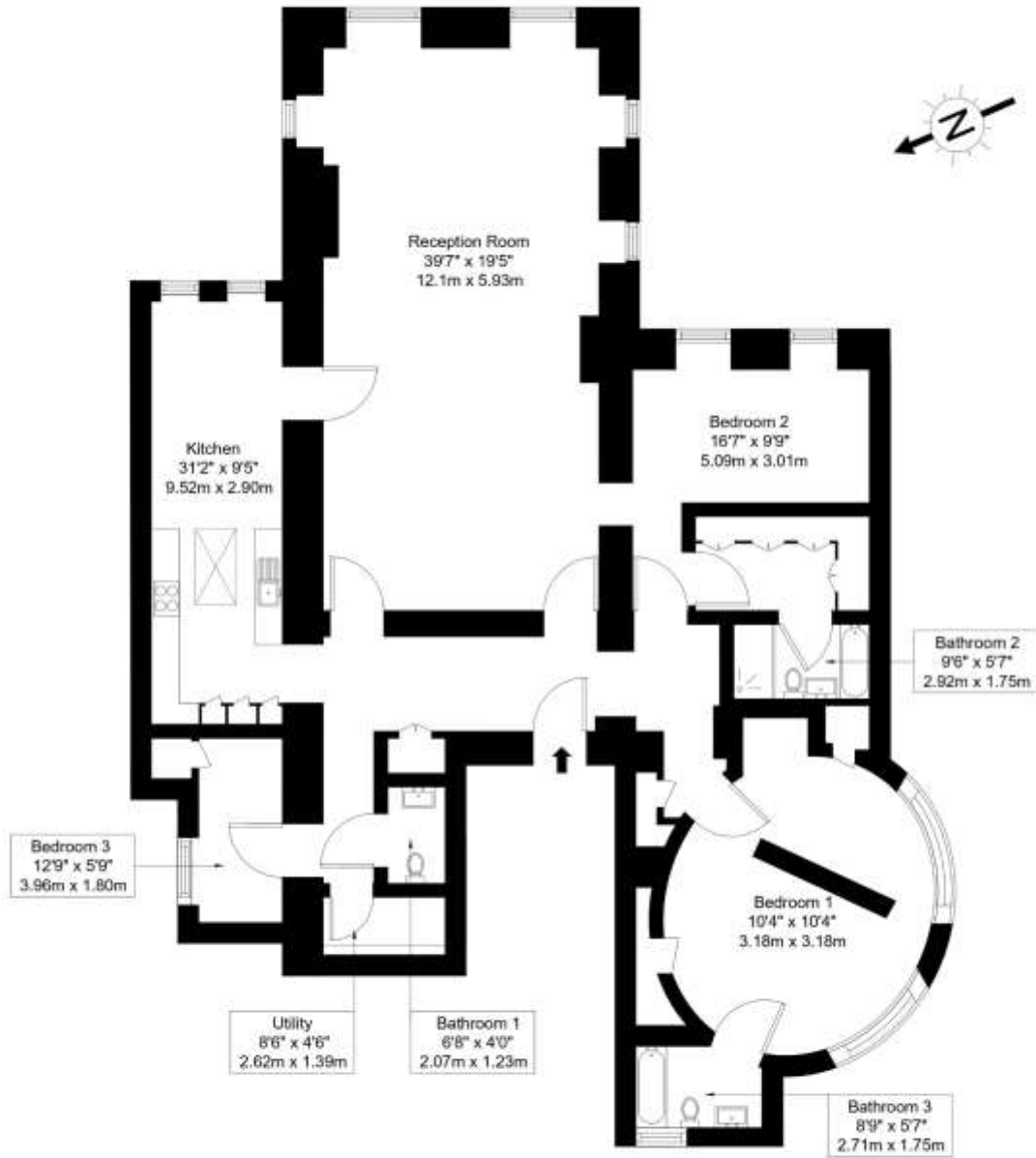
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Roehampton House, SW15 5FH

Approx Gross Internal Area = 248.28 sq m / 2672 sq ft



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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