



GRIFFIN HOUSE

72 Stanley Road, East Sheen, London, SW14 7DZ



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

GRIFFIN HOUSE

Griffin House is a substantial house located on a half-acre of walled land which includes an 80' frontage and more than 150' deep garden lined with mature trees and shrubs- plenty of space for a tennis court, swimming pool, or indeed, a proper game of football. This historic house, of Townscape Merit, has been cared for and sympathetically updated by the current owners for over 22 years and maintains a gorgeous "country house" feel.

Originally a coach house, it remains open, gracious and generous with over 4000 sq ft of living space and extra high ceilings. Every room in this house overlooks the private south facing garden with plenty of off-street parking

ACCOMMODATION SUMMARY

An 18th century English home, consciously upgraded, Griffin House feels like a country lodge with all the mod cons nestled between Richmond Park and the vibrant Richmond High Street, and only 8 miles from central London.

The home itself boasts grand ceilings, triple-glazed floor to ceiling windows and doors, two fireplaces and modern amenities whilst exuding character and charm. There are five bedrooms and six bathrooms.

Every room within this home offers enchanting views of the private south-facing garden. A sanctuary of perennial mature shrubs, fruit trees and flowers- including a 200 year old Cedar tree, the garden is certainly reminiscent of Eden- especially with its summer scents of jasmine, roses and philadelphus/mock orange. This home also offers ample off-street parking on a side drive with its own gate for up to 3 cars as well as a matching brick stand-alone garden shed.



GROUND FLOOR

Turn the front door key, and you will find that you immediately feel you are in an elegant home with its large, classic entry hall featuring a sweeping architectural staircase and a vaulted double-floor height entry hall.

The ground floor features a large light-filled kitchen, two further large reception rooms, home office and a separate but attached wing containing an ensuite bonus room/annex accessible via its own front entrance and exit to the garden! Great for a nanny/granny flat/office/guest/playroom/studio. You'll discover vintage parquet flooring throughout, an original marble fireplace and floor to ceiling windows that overlook your south facing garden.









GROUND FLOOR

The large, light-filled gourmet kitchen includes a proper back door with coat and boot storage off the side drive and is equipped with top-of-the-line Miele appliances, filtered water taps, American style fridge freezer, induction hob, underfloor heating and bespoke Swarovski crystal lighting









FIRST FLOOR

The upper flooring landing is generous and airy with a spectacular view of the iconic Wembley Stadium just 10 miles away. This leads to four further double bedrooms and four additional bathrooms.

The principal suite features a grand en-suite with a bath-with-a-garden-view and a separate second dressing room and full bathroom. The bedroom itself is flooded with natural light from large windows complemented by tall vaulted ceilings



FIRST FLOOR

The guest room is double aspect with en-suite. Each of the four first floor bedrooms enjoy views of the private mature garden.





OUTSIDE

Griffin House stands proudly on a half-acre of meticulously landscaped grounds, boasting an impressive 80-ft frontage and a sprawling garden stretching over 150 feet, adorned with majestic trees, lush shrubbery and a 200 year old cedar tree.









LOCATION

Nestled in a prime location, Griffin House is surrounded by an array of amenities; everything you possibly could need. Adjacent to the esteemed Sheen Mount School and just moments away from Sheen Common leading to Richmond Park with its 2500 acres of natural parkland, 18-hole golf courses and bike trails. Moreover, Griffin House offers unparalleled convenience, a three minute walk to the bustling High Street, and a short distance to the vibrant town centres of East Sheen and Richmond which offer an array of independent boutique shops, theatre, cinema, pubs & restaurants overlooking the river and leisure amenities, promising endless opportunities for entertainment and relaxation. Commuters are in close proximity to Mortlake and Richmond train stations, offering swift access to central London. Road links including the A3, M3, and M4, ensure effortless travel to destinations near and far.

LOCAL SCHOOLS

- Sheen Mount School - 0.2 miles
- Tower House School - 0.6 miles
- Kings House School - 1 mile
- Old Vicarage School - 1.7 miles
- Ibstock Place School - 2.1 miles
- Broomfield House School - 1.6 miles
- Kew College - 1.5 miles
- The German School - 3.1 miles
- The Swedish School - 2.1 miles
- Falcons School - 2.2 miles
- Harrodian School - 2.4 miles
- St Paul's Boys School - 3.2 miles

TRANSPORT

- London Heathrow - 11 miles
- London City Airport - 18 miles
- London Gatwick - 36 miles
- London Stansted - 56 miles
- Luton Airport - 43 miles
- Richmond Station - 1.2 miles
- North Sheen - 0.8 miles
- Mortlake - 0.6 miles



GENERAL INFORMATION

SERVICES

Mains gas, electricity and water

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND:

London Borough of Richmond upon Thames, Council Tax Band: H

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners with Damion Merry, 07369 211 735, damion@luxurypropertypartners.co.uk and Ravi Kanda, 07454 200 720, ravikanda@luxurypropertypartners.co.uk

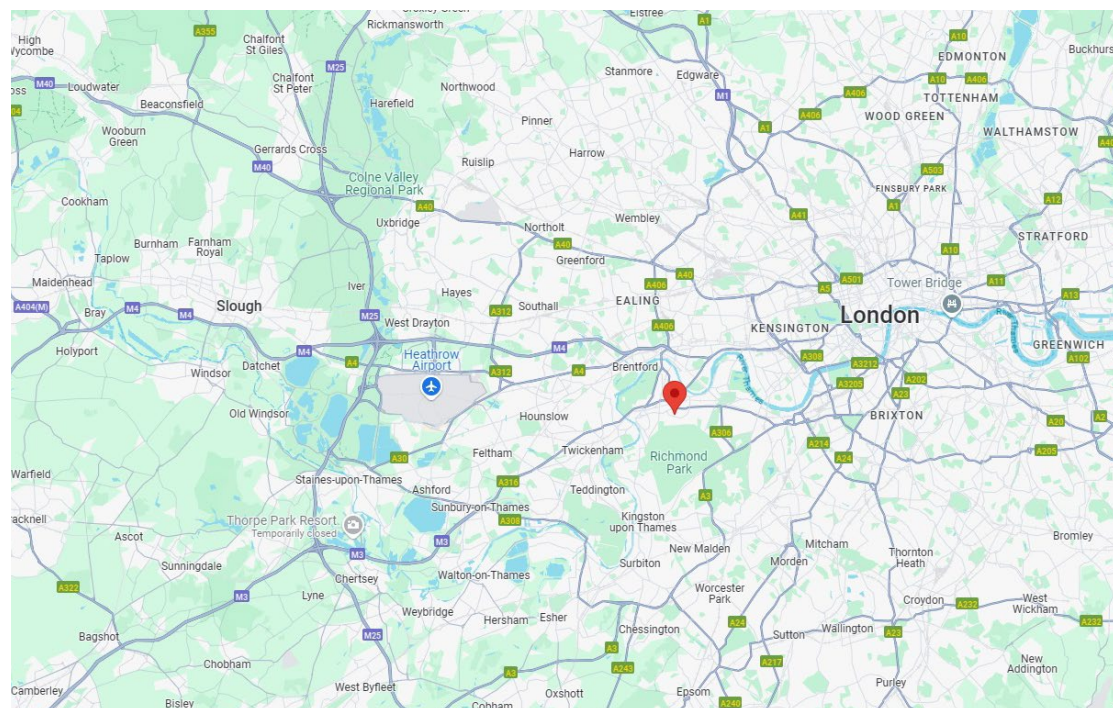
AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

BULLET POINTS:

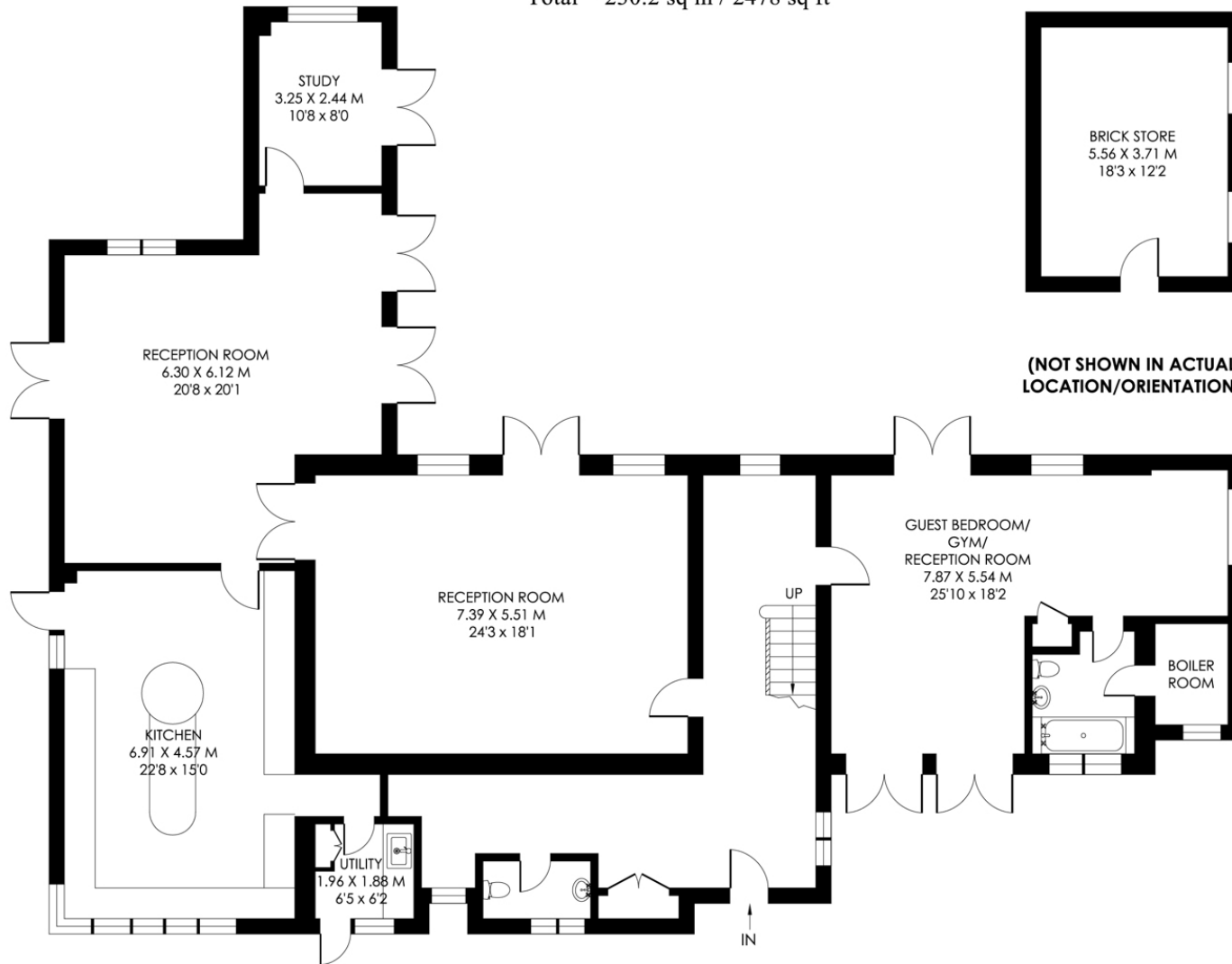
- Half Acre South Facing Garden
- Complete Privacy from Neighbours "Paparazzi Proof"
- Over 4000 sq ft of Living Accommodation
- Off Street Parking up to Three Vehicles
- Five Bedrooms/Six Bathrooms
- Principal Bedroom with En-suite and separate Dressing/Ensuite for Partner
- Well-Maintained Garden
- Located near Richmond High Street and Richmond Park
- Freehold
- Council Tax Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



GRIFFIN HOUSE

APPROX GROSS INTERNAL AREA
Ground Floor = 211.9 sq m / 2281 sq ft
Brick Store = 18.3 sq m / 197 sq ft
Total = 230.2 sq m / 2478 sq ft

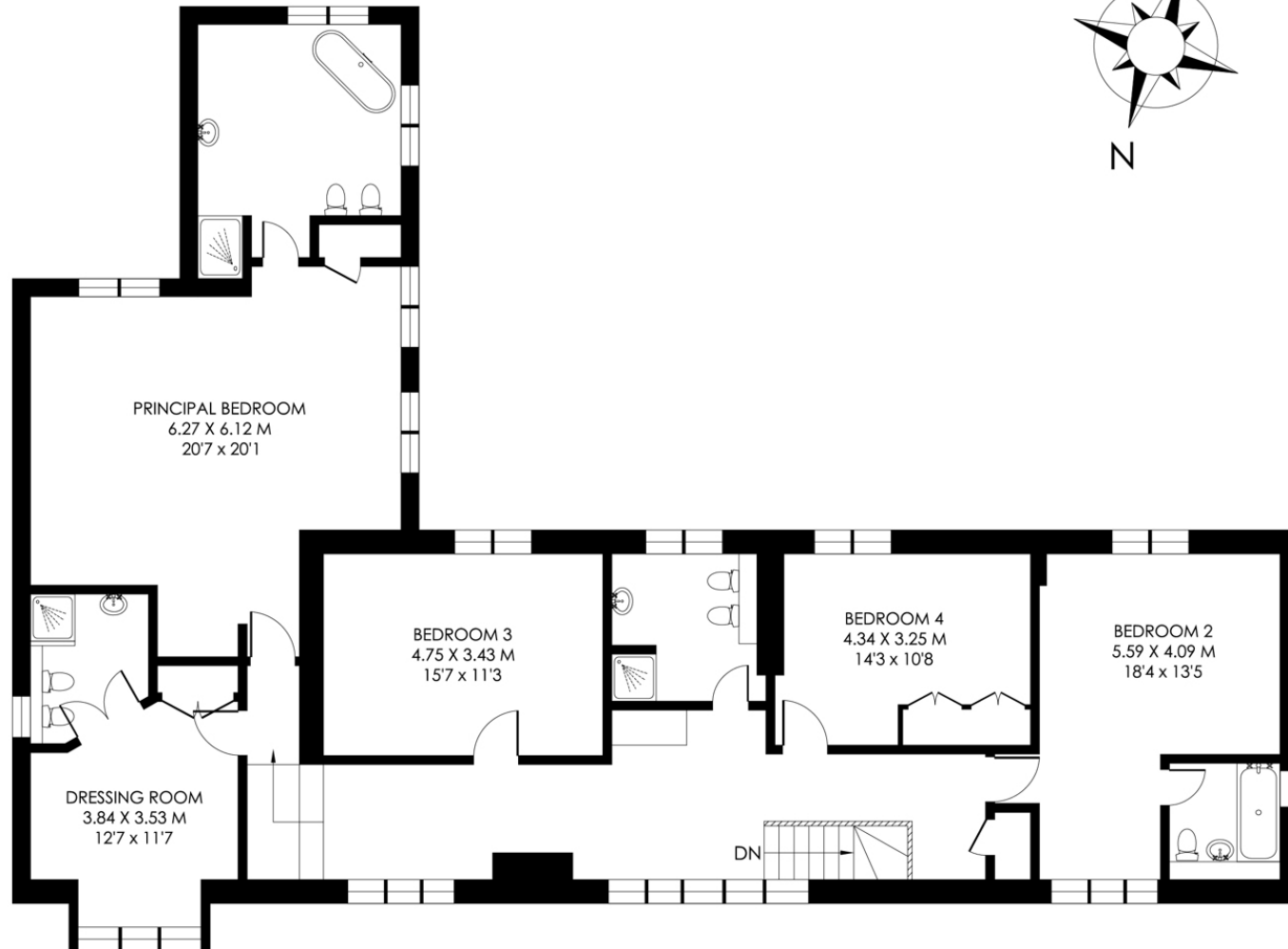


GROUND FLOOR

GRIFFIN HOUSE

APPROX GROSS INTERNAL AREA

First Floor = 163.0 sq m / 1754 sq ft



FIRST FLOOR





Damion Merry- Director

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Ravi Kanda - Partner Agent

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Important Notice

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