



Roehampton Gate
Putney, SW15

CHESTERTONS





An attractive and beautifully presented five bedroom three bathroom family home arranged over three floors with off street parking, garage and generous west facing garden.

Ground floor accommodation comprises three light and airy reception rooms, a luxury kitchen/breakfast room, downstairs cloakroom, utility room, ground floor bedroom and garage/storage to the front of the property.

First floor accommodation comprises a spacious main bedroom suite with walk in dressing room and en suite bathroom, two further double bedrooms and modern family bathroom.

On the top floor the property boasts a very spacious guest bedroom with built in wardrobes and separate shower room.

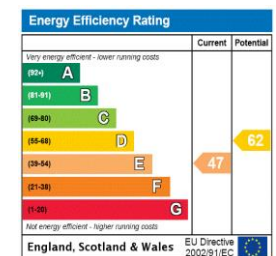
Further benefits include outside lighting to illuminate the garden/grounds with an irrigation system to maintain the beautifully landscaped west facing garden.

The property currently boasts approximately 3055 sq. ft of well-maintained living space however there is also recently expired planning permission granted to extend the existing house further or rebuild a new dwelling on the site in excess of 5500 sq. ft.

Roehampton Gate is an extremely sought after location situated adjacent to the green open spaces of Richmond Park. There are excellent schools in the area both in the private and public sectors including Ibstock, The Harroddian, St Pauls, and Colet Court. The property is situated moments away from the Bank of England Sports ground, the Lawn Tennis Association and the Roehampton Club.

- Substantial Detached Family Home
- Five bedrooms
- Generous West Facing Garden
- Off Street Parking For 3 to 4 Cars plus Garage
- Approximately 3,055 sq. ft.
- Recently expired planning consent for 5,500 sq. ft. new build
- Security features include full alarm & remote access CCTV.

Asking Price £3,250,000



Tenure: Freehold

Local Authority: Wandsworth

Council Tax Band: H

Chestertons East Sheen Sales

254A Upper Richmond Road West

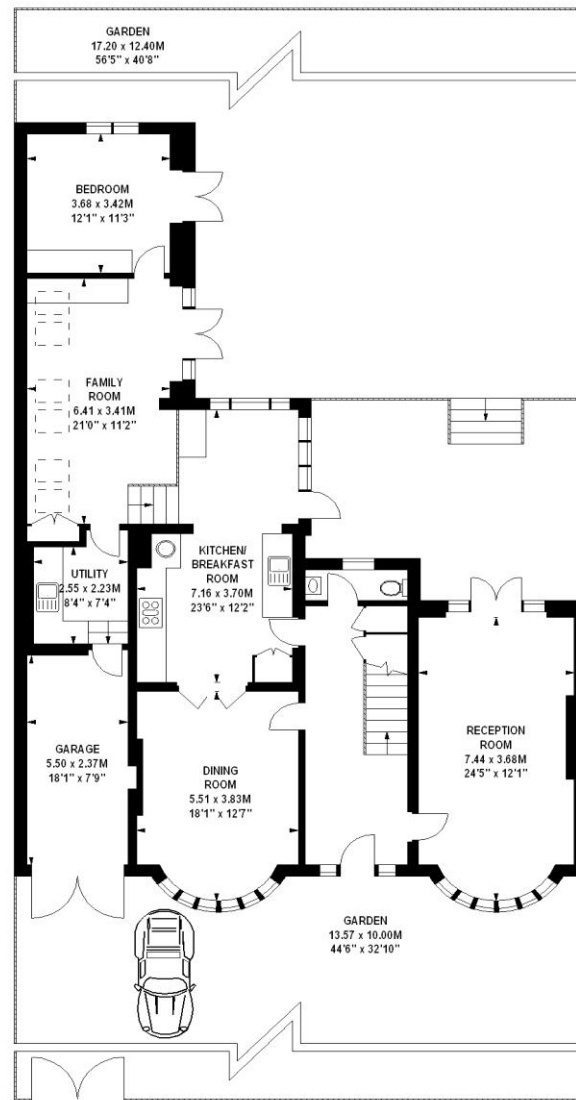
East Sheen

London

SW14 8AG

sheen@chestertons.co.uk

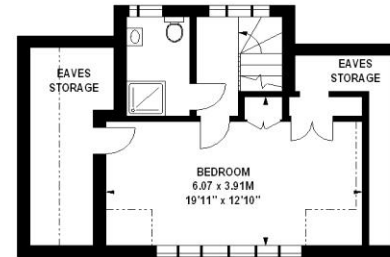
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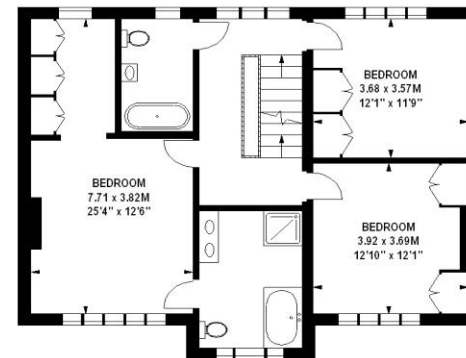
Ground Floor
1651 sq ft

Roehampton Gate, SW15

Approximate gross internal area
283.81 sq m / 3055 sq ft
(Including Eaves Storage)
Eaves Storage
16.44 sq m / 177 sq ft



Second Floor
336 sq ft



First Floor
891 sq ft

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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