



**Emerald Square, SW15**  
**£1,500,000**





## Emerald Square, SW15

A beautifully presented and extended townhouse with a wonderful garden and off street parking located within a sought after modern development by the Roehampton Club and Barnes Common.

On the ground floor there is an impressive open plan reception room with a fully fitted modern kitchen, feature island and a range of built in bespoke wall units. There are also sliding doors that lead out to and overlook the garden which features a hot tub. There is also a spacious guest cloakroom and storage cupboard off the entrance hall. On the first floor there are three bedrooms, one with access onto a long balcony and the main family bathroom. On the top floor there are a further two double bedrooms, both benefiting from their own en suite shower rooms/bathroom. Further features of this home include fitted wardrobes, landscaped gardens with mood lighting, hot tub, solar panels, side access, off-street parking for two cars and an electric car charging point.

Emerald Square was built in 2013 by St George and is made up of a selection of townhouses set around a private square. It is located off Roehampton Lane near to Putney Heath, Richmond Park and Barnes Common? & not to far from Barnes Mainline Station (National Rail) and Putney Bridge Underground Station (District Line).

### Features

- 1700 sq ft
- 32ft Open Plan Reception
- Five Bedrooms
- Three Bathrooms & WC
- South Facing Garden
- Off Street Parking





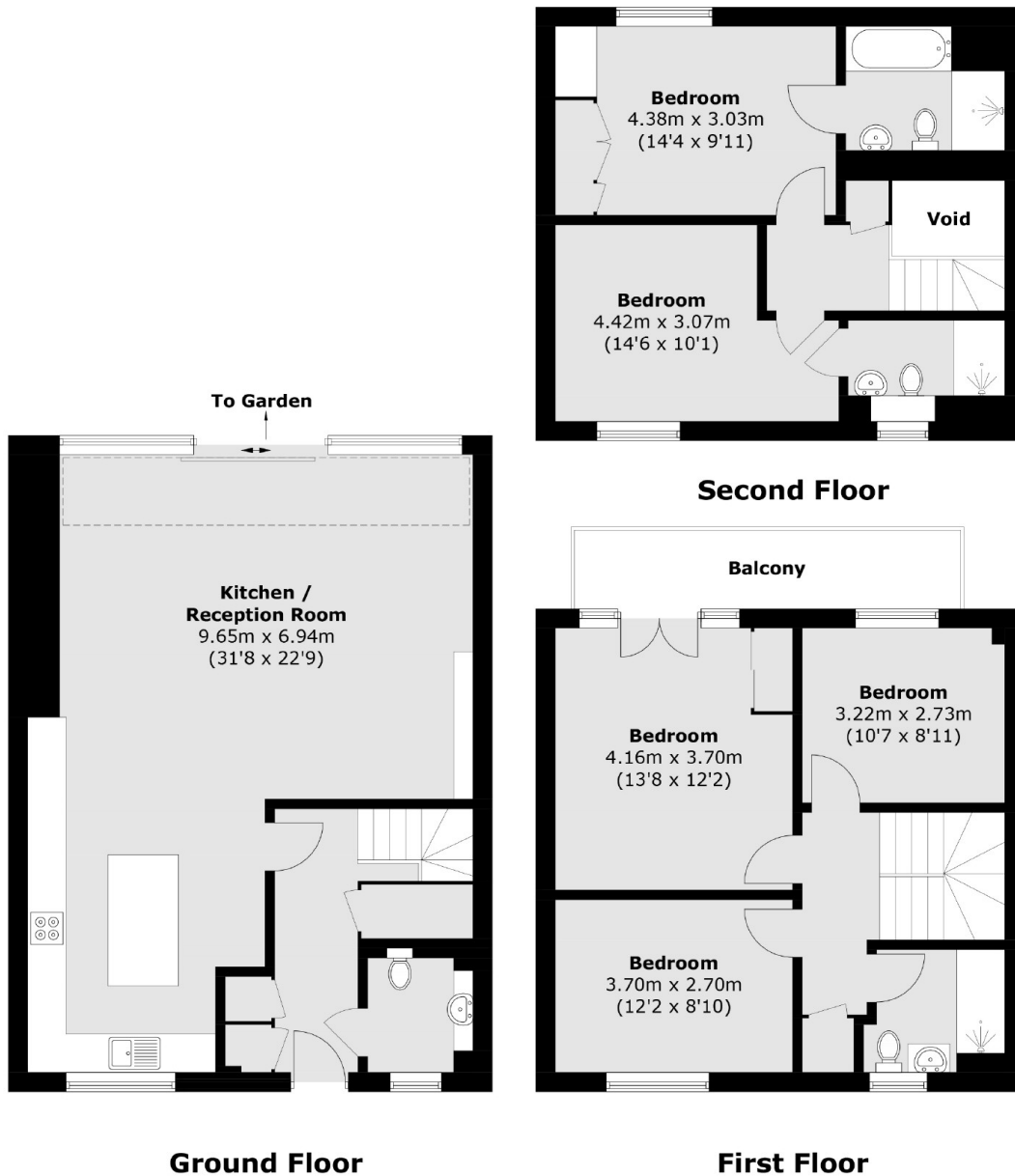








# Emerald Square, London, SW15



Total area (approx.): 155.3 sq. m (1671.6 sq. ft)  
Balcony: 7.4 sq. m (79.6 sq. ft)

## Dexters

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