



**Roedean Crescent, SW15**

**£3,650,000**

**Dexters**



## Roedean Crescent, SW15

Set on one of Putney's most desirable residential roads, this impressive family home offers beautifully proportioned accommodation, excellent natural light and an exceptional 50m garden. The house extends to approx 3859 Sq.Ft including the Attic and provides flexible living and entertaining space as well as a roof terrace. The ground floor features elegant reception rooms leading into a bright conservatory and out to the garden, with a generous, well-appointed kitchen at the heart of the home..

The plot offers further potential for extension or redevelopment, subject to planning, with previous consent granted in 2016 for a house of approximately 6,500 sq ft. Upper floors provide well-proportioned bedrooms, including a principal suite with dressing room, additional versatile spaces and access to a private roof terrace.

Roedean Crescent is perfectly positioned for the outstanding amenities of Putney, Richmond and Barnes, with excellent local schools, and is just a short walk to Richmond Park via Roehampton Gate. Barnes Mainline Station and East Putney Underground provide fast and convenient access into central London, while nearby bus routes and road links make commuting effortless.

### Features

- Potential To Develop Site up to 7000 Sq.Ft SSTP
- Five Bedrooms
- Two Bathrooms
- Roof Terrace
- Private 50m Garden







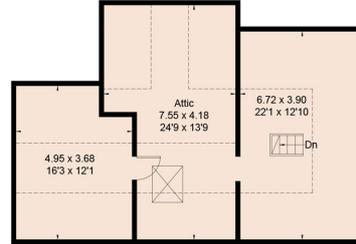
# Roedean Crescent, London, SW15

## ROEDEAN CRESCENT, SW15

Approximate Floor Area = 339.9 sq m / 3659 sq ft  
(Including Garage / Excluding Void)



Ground Floor



Second Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only @djd.london #75661