



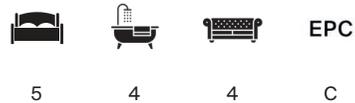
## BANK LANE

London SW15



# BEAUTIFUL FIVE BEDROOM FAMILY HOME

This beautifully presented five-bedroom home offers an outstanding blend of contemporary design and family functionality, extending to approximately 4,882 sq. ft.



Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Freehold

Guide price: £3,450,000



## SET DISCREETLY BEHIND ELECTRIC SECURITY GATES

Set discreetly behind electric security gates, the property benefits from a landscaped front garden, private off-street parking, and an integral garage.

A grand entrance hall sets the tone for the home, with elegant proportions and abundant natural light. To the front, a versatile reception room serves perfectly as a study, playroom, or snug. To the rear, a stunning, interior-designed open-plan living space combines the reception area, bespoke kitchen/breakfast room, a snug and dining area with full-width glazed doors opening directly onto the south-facing garden and terrace - an exceptional setting for everyday family life and entertaining.







## PRINCIPAL BEDROOM WITH LUXURIOUS EN SUITE

The lower ground floor offers fantastic versatility, with a substantial media room providing the perfect space for entertaining. This floor also benefits from a second reception room, a well-appointed utility room and a workshop/playroom. To the front, a self-contained suite includes a bedroom, private en suite, and a kitchenette - ideal space for guests or a live-in nanny.

On the first floor, the principal bedroom overlooks the garden and features bespoke fitted wardrobes and a luxurious en suite bathroom. Three further well-proportioned bedrooms and two bathrooms complete this level.

The south-facing rear garden has been beautifully landscaped and features a generous patio, perfect for outdoor dining and enjoying the warmer months.



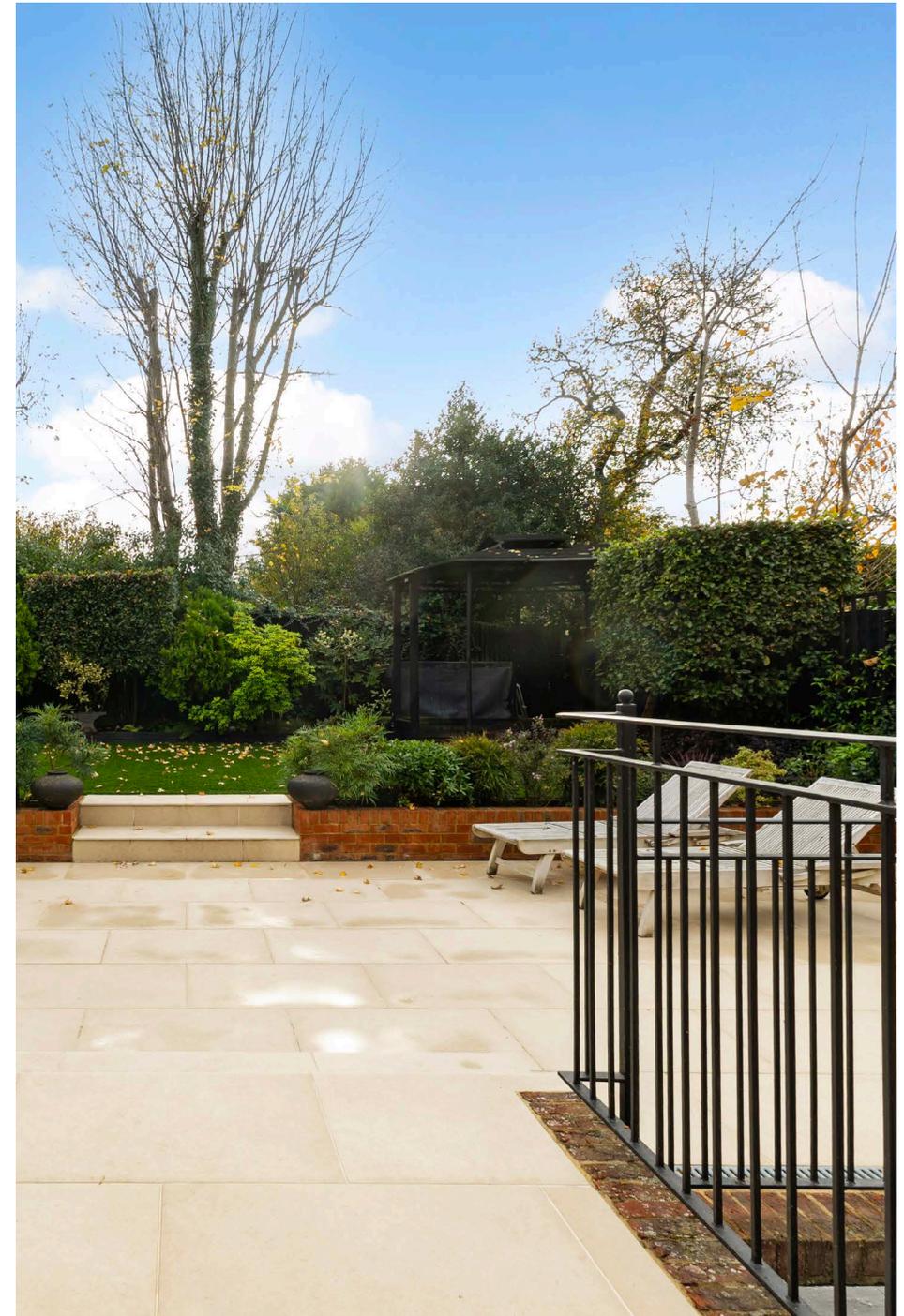
## LOCATION

Bank Lane is a prestigious road situated moments from the vast open green space of Richmond Park which covers over 2,300 acres. There are a number of excellent schools in the area, including Ibstock Place School which is close by.

For sporting enthusiasts both The Lawn Tennis Association and The Roehampton Club are nearby and offer a wide range of recreational activities.

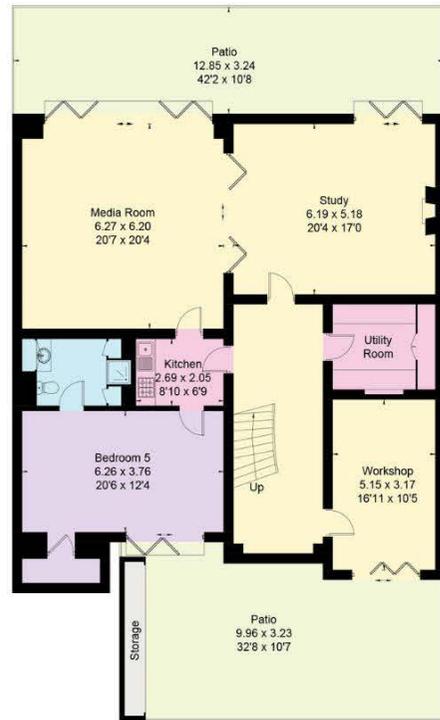
For the commuter, Barnes railway station provides a frequent service to Clapham Junction, Vauxhall and London Waterloo. For London Underground services, Richmond and Putney offer access into the West End and The City.

The A3 is easily accessible with its direct route into central London and connections to the M25 network for both Heathrow and Gatwick airports.





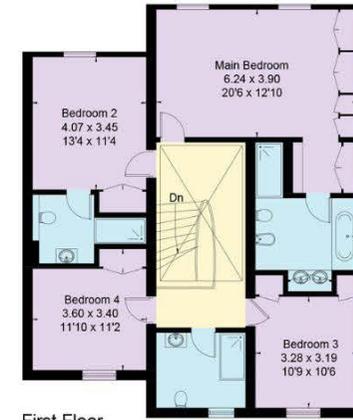




Lower Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area = 453.6 sq m / 4882 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

Edward Adler  
020 8939 2802  
edward.adler@knightfrank.com

**Knight Frank Richmond**  
23 Hill Street  
Richmond TW9 1SX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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