



# KINGSTON VALE

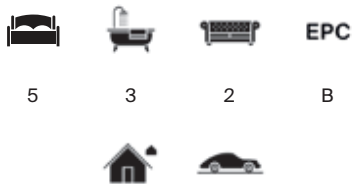
London, SW15



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# KINGSTON VALE

A stunning newly built five bedroom detached family home,  
offering a high specification finish throughout.



Local Authority: London Borough of Kingston Upon Thames

Council Tax band: H

Tenure: Freehold

Guide Price: £1,850,000



## ABOUT THE PROPERTY

This newly built five bedroom detached home offers around 3,000 sq ft of luxurious living space across three floors, featuring high end finishes throughout, a landscaped garden, a carriage way driveway, a South East facing rear garden offering all day sun, and top floor views over Wimbledon and Putney Commons.

The ground floor includes a striking entrance hall with a floating oak staircase and statement chandelier, alongside an open-plan kitchen/dining/family area featuring a bespoke handleless kitchen, hidden larder, Bosch appliances, and bi-fold doors. Expansive long windows frame panoramic views and flood the space with natural light, complemented by a Quartz-finished utility room, engineered wood with brass inlay border, and Crittall-partitioned lounge with a double-sided bio-ethanol fireplace.









## ARCHITECTURAL ELEGANCE & PREMIUM CRAFTSMANSHIP

The upper floors provide five bright bedrooms with soft neutral carpets and grand windows, including a principal suite with en suite and two additional hotel style bathrms featuring full height tiling and illuminated niches. Comfort and technology include zoned wet underfloor heating systems, a Vaillant boiler with 300L cylinder, and smart lighting with LED coffered ceilings, designer radiators, and recessed lighting throughout.





The exterior offers a double block paved driveway, a rendered and brick façade with aluminium detailing, and a South East facing garden with porcelain patio, lawn, planter walls, and a composite clad garden room with full width bifolds. Overall, this property blends architectural elegance, thoughtful layout, and premium craftsmanship to create a modern and highly practical family home.







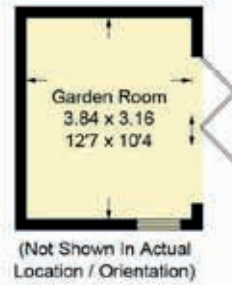
## PROPERTY LOCATION

Located in Kingston Vale set between Richmond Park and Wimbledon Common, this wonderful family home is within close proximity to local amenities, Robin Hood Primary School, the A3, and nearby Kingston, Wimbledon Village, Richmond and Putney for shopping, dining, and leisure.

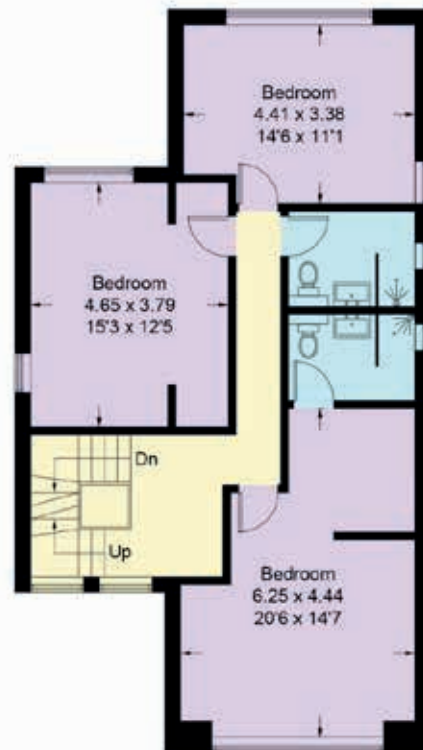
Wimbledon is the only London station with interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to both Heathrow and Gatwick airports.



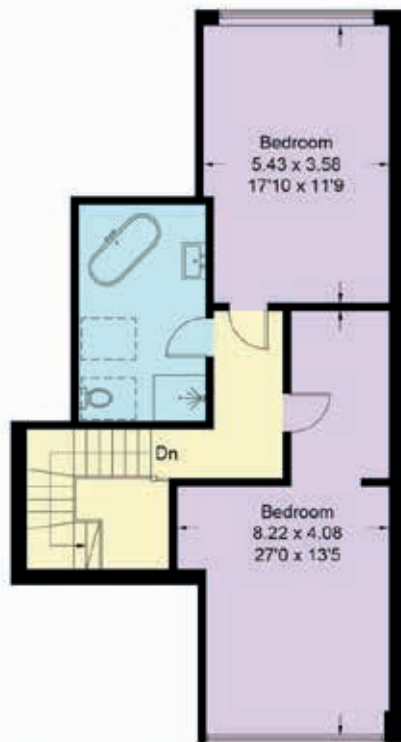
**Ground Floor**



(Not Shown in Actual Location / Orientation)



**First Floor**



**Second Floor**

Approximate Gross Internal Area = 272.7 sq m / 2935 sq ft

Garden Room = 12.1 sq m / 130 sq ft

Total = 284.8 sq m / 3065 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)



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