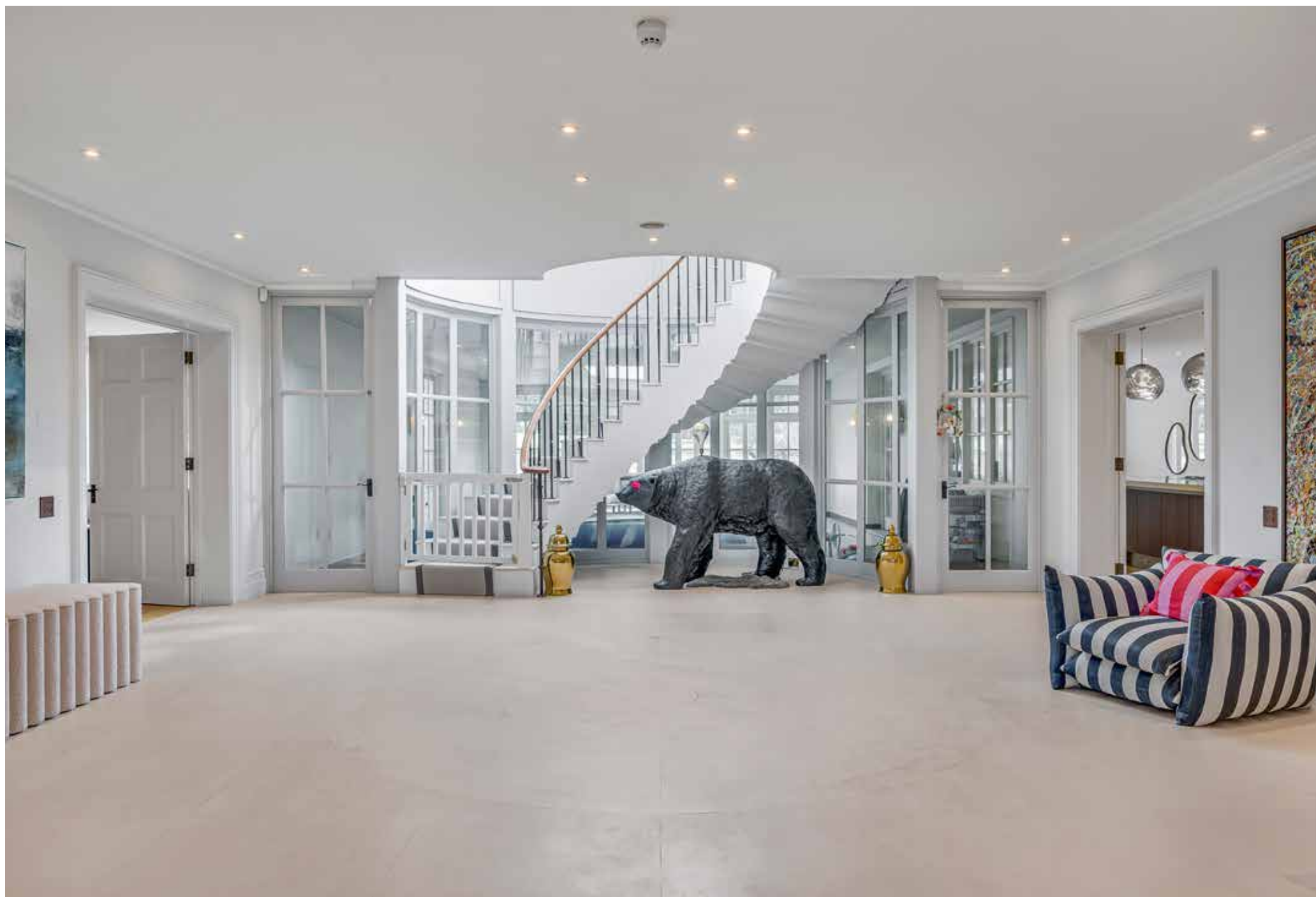




ROEHAMPTON GATE

London SW15



BEAUTIFULLY REFURBISHED FAMILY HOME

A rare opportunity to purchase a beautifully refurbished family residence measuring 7,219 sq ft, perfectly positioned just a short walk from the open spaces of Richmond Park.



Local Authority: London Borough of Wandsworth

Council Tax band: Unknown

Tenure: Freehold

Guide price: £5,250,000



SET ON A DESIRABLE ROAD CLOSE TO RICHMOND PARK

This beautifully designed detached residence is positioned on a desirable and peaceful residential road close to Richmond Park. The house offers excellent lateral accommodation arranged over three floors, with generously proportioned rooms throughout, including superb entertaining spaces and extensive bedroom accommodation.

Upon entering, you are welcomed by an impressive hallway featuring a striking staircase and views through to a large indoor Bromide swimming pool, which serves as a unique and attractive focal point of the home. All principal rooms flow from this grand central hall and from the landings above. The reception rooms are elegantly proportioned, featuring fireplaces, wood flooring, and wonderful natural light.







The sizeable Poggenpohl kitchen is fitted with Miele and Gaggenau appliances and is thoughtfully arranged to provide an inviting, informal space for dining and family living. The drawing room, family kitchen, and pool area all open directly onto the landscaped rear garden and expansive terrace. To complete the ground floor, there is a fully fitted gym next to the kitchen.

The principal bedroom suite offers generous accommodation with a dressing room, bathroom, and access to a large terrace overlooking the garden. There are three further bedrooms on this floor—one with an en-suite—along with a family bathroom. The top floor provides further excellent accommodation, including two additional bedrooms, two bathrooms, and a flexible area ideal as a games room, or additional living space depending on the next owner's needs.

The outdoor areas have been beautifully landscaped and are maintained to an excellent standard. The property benefits from off-street parking for several cars on a gated driveway, as well as a garage providing covered parking.







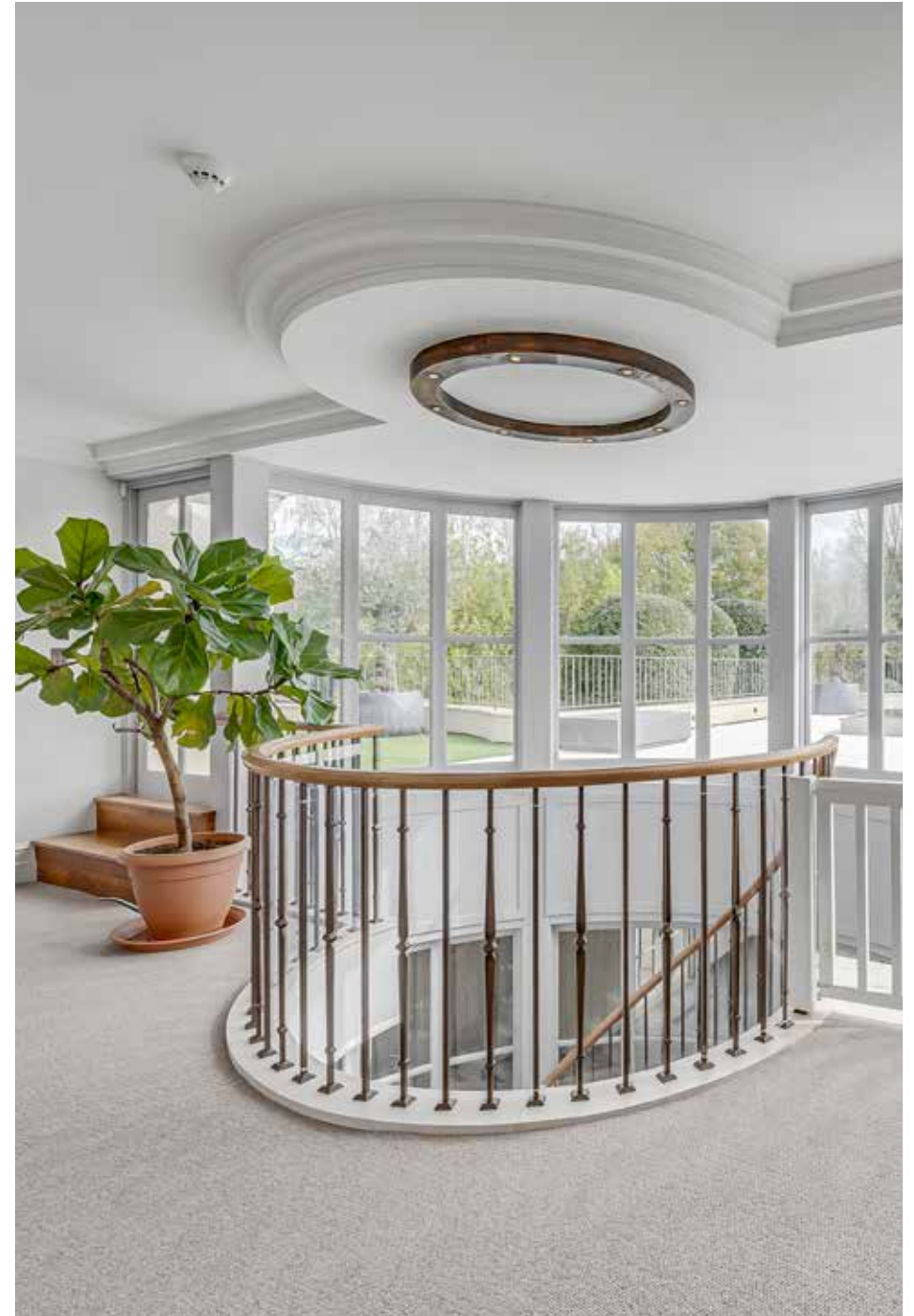
LOCATION

Roehampton Gate is close to a wide range of recreational activities such as golf, tennis and fitness clubs as well as being on the doorstep for Richmond Park (0.2 mile).

There are excellent schools in the area and the A3 and M4 motorways are easily accessible.

This wonderful family house is also only moments from the Bank of England sports grounds (0.2 mile), the Lawn Tennis Association (0.2 mile) and The Roehampton Club (0.6 mile).

Roehampton Gate is a wide road lined with large prestigious houses and is a very popular destination for families.







Approximate Gross Internal Area = 671 sq m / 7219 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)



Edward Adler

020 8939 2802

edward.adler@knightfrank.com

Knight Frank Richmond

23 Hill Street

Richmond TW9 1SX

knightfrank.co.uk

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