



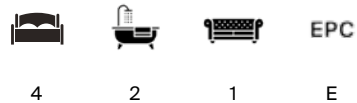
# CONSTANCE CLOSE

London, SW15



# CONSTANCE CLOSE, SW15

Masterfully designed four bedroom residence blending contemporary luxury with sustainable living, set beside Richmond Park with expansive gardens.



Local Authority: London Borough of Kingston Upon Thames

Council Tax band: G

Tenure: Freehold

Guide Price: £1,900,000



## ABOUT THE PROPERTY

Meticulously designed by the current owners in collaboration with renowned Hugh Strange Architects, this exceptional property seamlessly combines contemporary comfort with timeless elegance.

Clad in beautiful Western Red Cedar, the home features four spacious bedrooms, luxury bathrooms and open plan living on the ground floor set within a Conservation area. Extensive insulation, reconstructed walls and floors, an Air Source Heat Pump (ASHP), and underfloor heating throughout ensure optimal comfort and energy efficiency, further enhanced by solar panels on the roof.







The ground floor of this remarkable home offers a modern kitchen that opens into a spacious living room with an open-plan layout and serene views of the large walled garden. Benefitting from exceptional levels of light this floor also includes a comfortable bedroom.

The lower ground floor features a large bedroom, two utility rooms, a studio, and a bathroom. The first floor has another good-sized bedroom with a large bathroom, while the second floor offers a fourth bedroom in the tower with stunning panoramic views.







## LUXURIOUS LIVING REDEFINED

The property is further enhanced by a grand staircase blending style with practicality as well as two garage spaces. Planning is approved for the construction of an additional three storey rear extension. Further information and related drawings or to arrange a private consultation, please enquire for further details.

At the end of the expansive 40-metre garden, a newly built garden room offers a peaceful retreat, perfectly positioned next to Richmond Park. Additional features include a greenhouse and a double garage. This property is the perfect blend of luxury, sustainability, and functionality in an enviable setting.







Approximate Gross Internal Area = 242.7 sq m / 2612 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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