



VITALI CLOSE

London, SW15



ROEHAMPTON HOUSE, SW15

A stunning three bedroom penthouse apartment in an exceptional
Grade I listed building.



Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Freehold

Ground rent: £1,175.51 per annum

Service charge: £17,530.72 per annum

Guide Price: £945,000



ABOUT THE PROPERTY

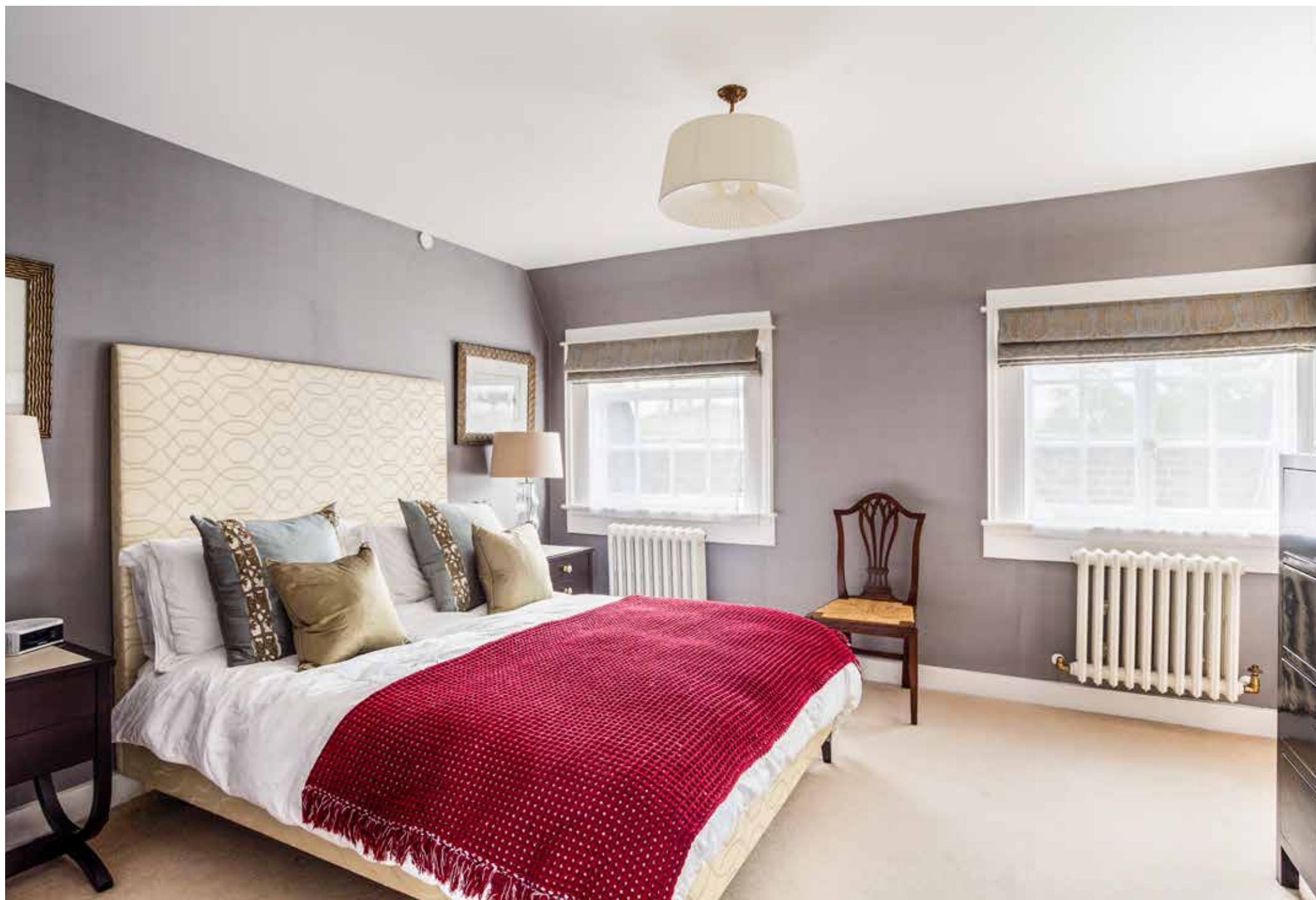
Roehampton House offers a superb opportunity to own a unique place in British history. Consisting of just 24 properties, this particular apartment is the penthouse, accessed via an impressive original staircase. The apartment is dual aspect, facing both west and east, allowing for excellent natural light throughout the day.

Measuring approximately 2,369 sq ft and finished to an excellent specification, the property opens into a bright and spacious entrance hall and contains an abundance of period features including high ceilings and large windows overlooking the large and beautifully maintained gardens.











The property comprises two double bedrooms (both with en suite bathrooms), a third bedroom/study, third bathroom and separate utility cupboard housing a washer dryer. The apartment benefits from a plethora of entertaining space with a formal dining room, large eat-in kitchen and separate living area. The fully fitted kitchen has high-quality units with integrated appliances, including a wine fridge. The main bedroom suite has a generous sized en suite bathroom and a dressing area with plenty of wardrobe space. From the entrance hall, a staircase leads to the roof terrace with unrivalled 360° views across London and towards Richmond Park. This is a highly impressive flat which has been carefully looked after by the current owners.



The property further benefits from two secure underground parking spaces, a wine cellar, east and west facing dual aspect windows, a storage unit in the basement and a communal gym. An impressive final feature is the temperature-controlled wine store which is located in the basement and has a capacity for well in excess of 200 bottles.





Approximate Gross Internal Area = 2525 sq ft / 234.6 sq m
 Reduced Headroom = 10 sq ft / 0.9 sq m
 Including Reduced Headroom & Excluding Void = 2535 sq ft / 235.5 sq m

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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