



JAMES  
ANDERSON

Gillis Square  
London SW15  
Guide Price £1,300,000





## Gillis Square London SW15

This immaculate four bedroom terraced townhouse extends to approximately 1902 sqft and is located within the prestigious St James development at the heart of Gillis Square. Beautifully presented throughout, the property combines contemporary design with generous family accommodation and enjoys an enviable position overlooking Roehampton House.

The impressive kitchen/dining room forms the centrepiece of the home, providing an exceptional space for both everyday living and entertaining. With ample room for a dining table, chairs and seating area, the space is flooded with natural light and features modern bi-fold doors opening onto a beautifully landscaped west-facing garden. Offering excellent privacy, the garden is ideal for outdoor dining and relaxation.

The ground floor further benefits from underfloor heating throughout, a cloakroom, a highly practical utility room and a dedicated study, perfect for home working.

On the first floor, a spacious reception room provides an elegant living space with double doors leading onto a private terrace overlooking the garden. The four well-proportioned bedrooms and three bathrooms are arranged across the first and second floors, creating flexible accommodation for families and guests. The principal bedroom enjoys extensive fitted wardrobes together with a luxurious en-suite bathroom and shower room. Additional attic storage provides valuable extra space.

Residents of Queen Mary's Place benefit from a private gym, beautifully maintained communal gardens, extensive landscaped grounds and 24-hour security.

Gillis Square forms part of the highly regarded Queen Mary's Place development, ideally positioned in South West London with easy access to Putney, Wimbledon Common, Barnes and Richmond Park. The area is particularly popular with families due to its excellent selection of highly regarded schools, including Merlin School, Ibstock Place School and Our Lady of Victories Catholic Primary School.

Tenure - Freehold







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### Gillis Square

Approximate Gross Internal Area = 1835 sq ft / 170.5 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 12 sq ft / 1.1 sq m

Storage = 55 sq ft / 5.1 sq m

Total = 1902 sq ft / 176.7 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact

All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice





78 Lower Richmond Road  
Putney  
SW15 1LL

020 8788 6611  
[sales@japutney.co.uk](mailto:sales@japutney.co.uk)  
[www.jamesanderson.co.uk](http://www.jamesanderson.co.uk)

