



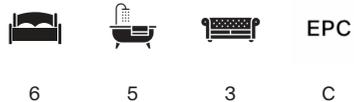
ROEDEAN CRESCENT

London SW15



EXTRAORDINARY MODERN SIX BEDROOM HOUSE

An extraordinary modern house of approximately 7,000 sq ft of expansive and contemporary living accommodation. The property was designed by the international award-winning Gregory Phillips



Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Freehold

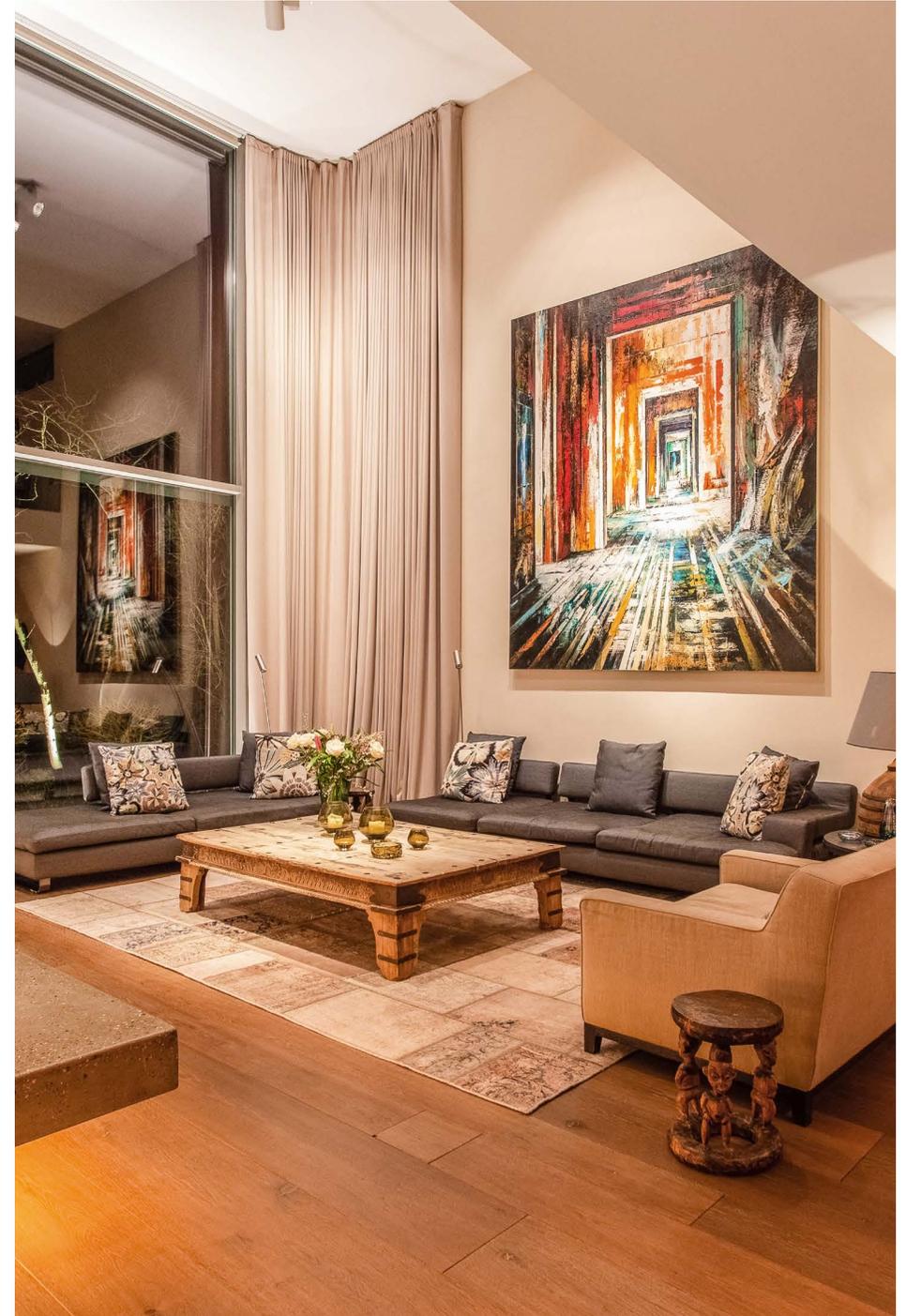
Guide Price: £5,950,000



STYLISH AND CONTEMPORARY

This exceptional property was newly built and finished in 2008 and offers a rare and exciting opportunity for a purchaser to acquire this unique, stylish and contemporary house. Arriving at the property, you are instantly struck by the modern design features as well as the sense of space, with the plot measuring approximately 1,200 square metres. There is a generous landscaped frontage, which is gated, providing security and private off street parking.

To the rear of the house is a beautifully designed bespoke kitchen/breakfast /family room which manages to be both open plan and intimate and has views over and level access to a beautifully landscaped west-facing garden, as does the vast double-height reception room with floor to ceiling windows and a mezzanine area; ideal as a study or work station, with inspiring views over the garden and it's calming water features and







Furthermore, there is also a wood-panelled reception room to the front of the house, ideal as snug/television room, but suitable for a wide variety of uses. There is also a good-sized utility, boot room, two cloakrooms, plant room and bike storage to complete the ground floor accommodation.

Moving to the the lower ground floor there is a large bedroom suite which would serve well for a live-in nanny or housekeeper. A cinema room follows which also works as a gym or playroom. To complete this floor, there is a secondary kitchen, perfect for catering and large parties, and a wine cellar.

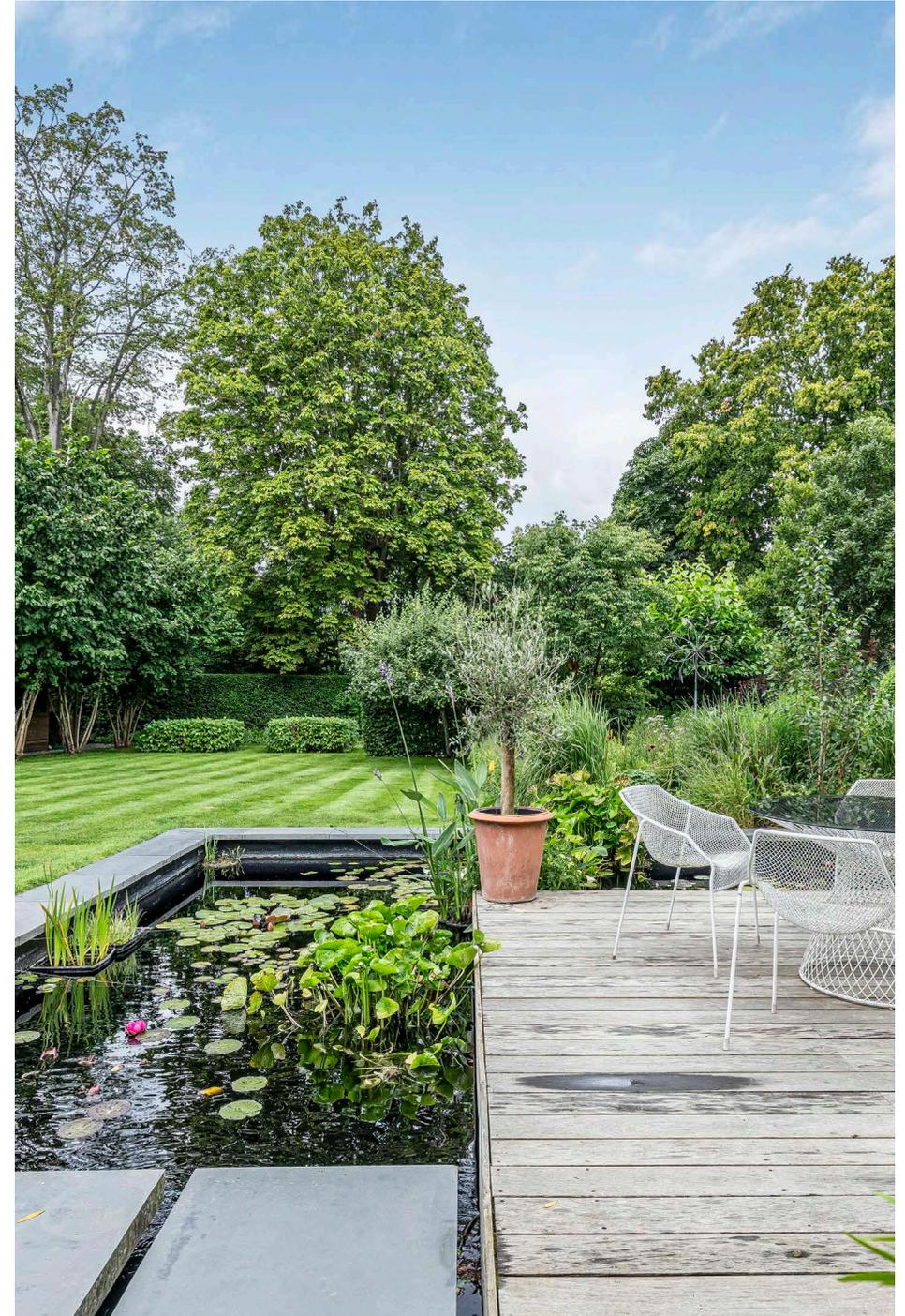
Moving to the first floor and the start of the bedrooms accommodation there is a sumptuous principal bedroom suite with fabulous far-reaching 180 degree garden and park views. There is also a large dressing room, with beautifully fitted wardrobes and a bespoke en suite bathroom. There is a further double bedroom suite with separate steam room and two studies. One of these is a self-contained office overlooking the front of the house. The other is located on the mezzanine of the double-height living room with a spectacular view over the garden.



FAR REACHING, SPECTACULAR VIEWS

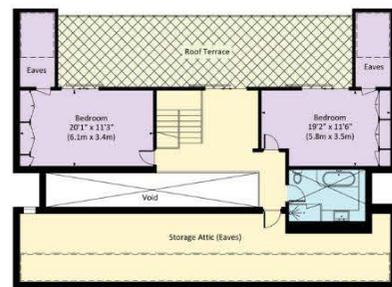
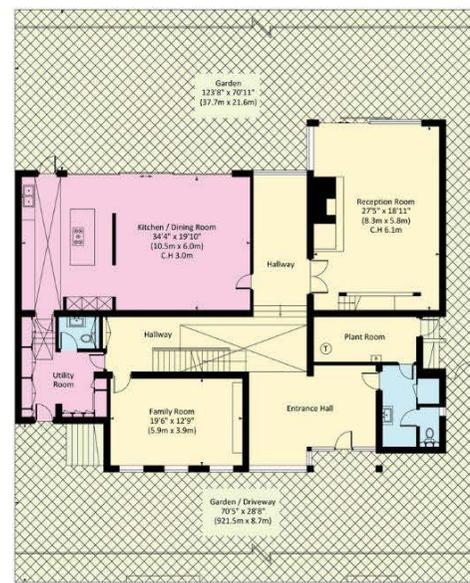
The top floor has two brilliantly balanced double bedrooms, both of which have plenty of storage and fine-line doors leading onto a secluded balcony, with far-reaching spectacular views to enjoy the majestic sunsets. Another feature of this floor is the walk-in attic which spans the width of the house and offers in excess of 320 square feet of storage.

One of the key attractions for families relocating from Central London or overseas is the outstanding selection of schools catering to both local and international communities. Highly regarded independent schools in the area include Ibstock Place, The Harrodian, St Paul's and St Paul's Juniors, King's House, The Old Vicarage, and Tower House — all known for their academic excellence and global outlook. The educational offering is further enhanced by the opening of St Thomas's School, a new private school, designed with an inclusive and international ethos. In addition, families benefit from access to several Ofsted-rated 'Outstanding' state schools, such as East Sheen Primary School, Eastwood Nursery School, St Mary Magdalen's Catholic Primary School, Barnes Primary School, and Holy Trinity Church of England Primary School.









Approximate Gross Internal Area = 650.7 sq m / 7004 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)

We would be delighted
to tell you more.

Edward Adler
+44 20 8939 2802
edward.adler@knightfrank.com

Knight Frank Richmond
23 Hill Street
London SW9 1SX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated February 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.