Knight Frank

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

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Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Freehold

Guide Price: £5,400,000

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.

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