



A substantial detached house on a generous plot backing onto Palewell Common.

Roedean Crescent, London, SW15

Freehold

savills



Substantial detached house • Gated off street parking • Backing onto Palewell Common • Generously proportioned • An abundance of natural light

Local Information

Roedean Crescent forms part of an exclusive residential development of substantial detached houses, standing in large grounds and situated on the edge of Richmond Park. The development was created in 1939 from the original grounds of The Templeton Estate and were described at their launch as 'substantial family houses within 5/6 miles of the Metropolis'.

There are excellent facilities in the area being almost equidistant between Richmond, Barnes, East Sheen, and Putney. For the commuter there is a fast and frequent service to Waterloo at Barnes mainline station and there are numerous bus routes on the Upper Richmond Road and Roehampton Lane serving Putney, Sheen and Richmond (providing underground and rail connections). Sports clubs nearby include The Roehampton Club boasting the closest 18 hole golf course to Central London.



About this property

A substantial detached house on a generous plot backing onto Palewell Common.

To the front is ample, electronic, gated off-street parking. The grand reception hall is wonderfully bright and offers garden views upon entering the house. The hub of the house is to the left with a beautifully fitted kitchen, dining area and reception space which leads out to the garden. Adjacent is a large drawing room, which also has gorgeous views of, and access to the delightful garden. The ground floor also offers a sixth bedroom and separate utility room.

The sumptuous principal bedroom is arranged on the first floor overlooking the garden and Palewell Park beyond and has a generous sized dressing room and bathroom. There are two further bedrooms both with en suite facilities. On the second floor are two further bedrooms served by two further bathrooms.

The garden has a westerly aspect and has been thoughtfully landscaped, with a large terrace area for al fresco dining.

Tenure

Freehold

Local Authority

Richmond

Energy Performance

EPC Rating = D

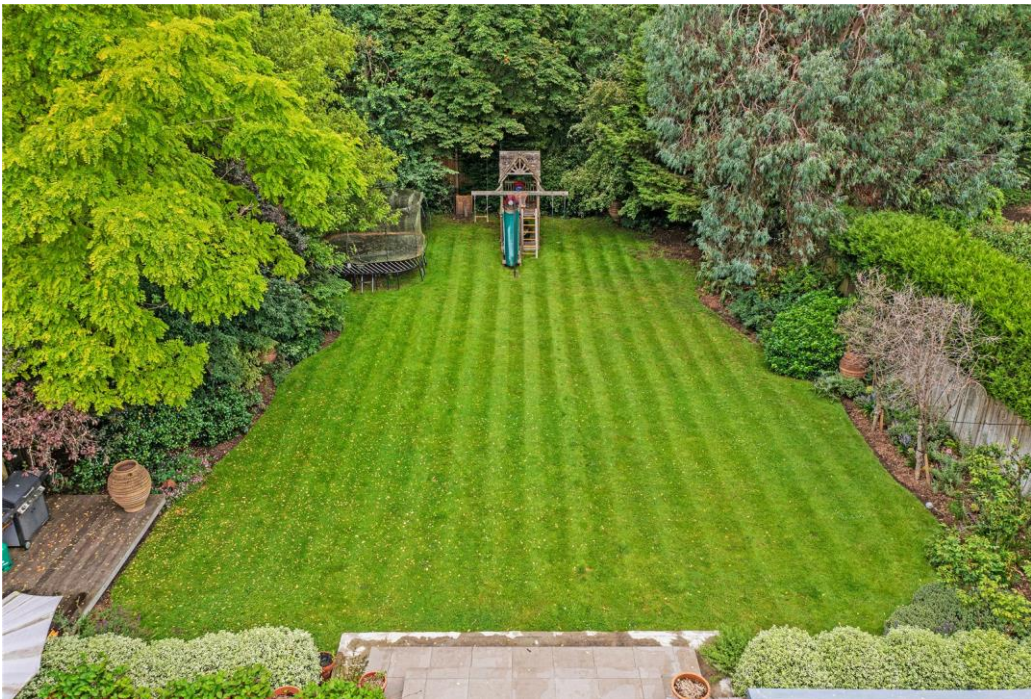
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills East Sheen Office.

Telephone:

+44 (0) 20 8018 7777.





Roedean Crescent

Approximate Gross Internal Area = 5597 sq ft / 520 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 740 sq ft / 68.8 sq m
Total = 6337 sq ft / 588.8 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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