



A sensational, detached family home with garden and swimming pool, backing on to Palewell Common

Roedean Crescent, London, SW15

£20,000 pcm plus fees apply, Unfurnished
Available Now

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• Swimming pool • Backing on to Palewell Park • Excellent reception rooms • Lavish principal suite • Large west facing garden

About this property

The property was built to a very high specification in 2012 by Octagon to create the perfect home for a growing family. There is ample, electronic, gated off street parking to the front, along with a garage. The grand reception hall, with its impressive circular staircase is wonderfully bright and off this are the three main reception rooms. The hub of the house is to the rear, with a beautifully fitted kitchen/breakfast/family room leading out to the garden. Adjacent is the large formal drawing room, which also has gorgeous views of, and access to, the delightful garden.

The sumptuous principal bedroom is arranged at the back of the house, overlooking the garden and Palewell Park beyond. It has a generous sized dressing room and his and hers bathrooms. There are four further bedrooms, all with en suite facilities. Bedroom 6 is currently used as a gym and has a sauna.

The garden has a westerly aspect and has been thoughtfully landscaped, with a large terrace area for al fresco dining. The swimming pool has an aesthetically pleasing glazed safety barrier and beyond this is laid to lawn, with surrounding borders and mature trees to the rear.

Local Information

Roedean Crescent is a quiet road comprising similar impressive family houses and Roedean House benefits from backing on to the green expanses of Palewell Park.

Richmond Park is but a short walk away, excellent for walking, cycling and riding.

Ibstock Place School is a popular independent school (age 4 to 18) also close by. The Bank of England Club is a stone's throw away and the Roehampton Club is also nearby.

Furnishing

Unfurnished

Local Authority

Wandsworth Borough Council
Council Tax Band = H

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Lettings Office.
Telephone: +44 (0) 20 8780 6115.





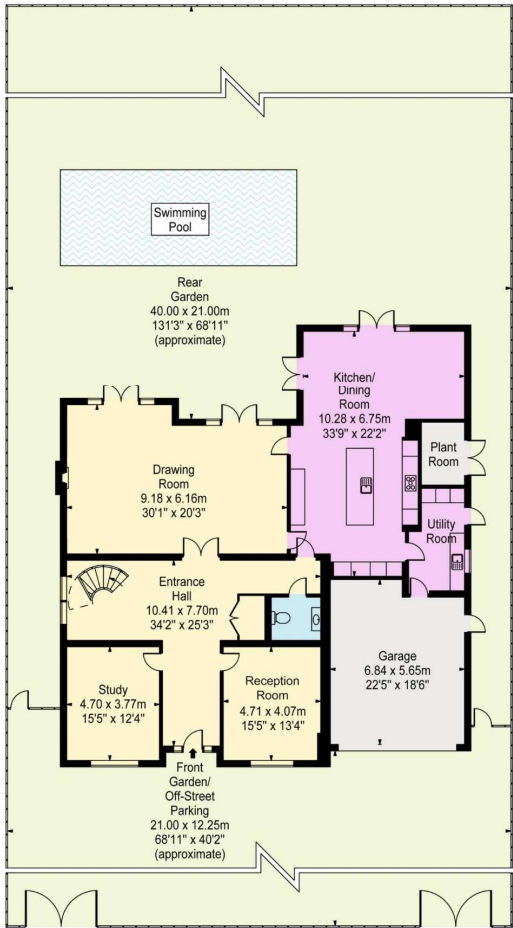
Roedean Crescent, London, SW15
Gross Internal Area 6942 sq ft, 645 m²

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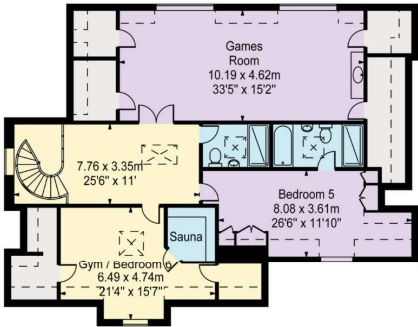


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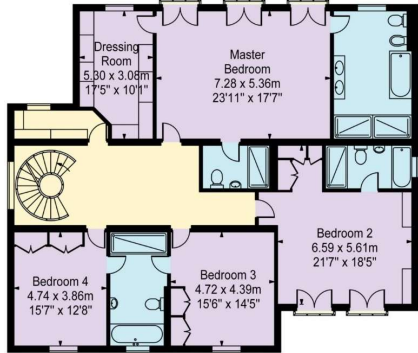
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Ground Floor



Second Floor



First Floor

Roedean Crescent

Approx. Gross Internal Area
645 Sq M - 6942 Sq Ft

Key :
- - - Reduced headroom below 1.5m / 5'0"

Every attempt is made to assure accuracy, however
measurements are approximate and for illustrative purposes only. Not to scale.
Floor plan by www.frameworkphotos.co.uk

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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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20200318KOCA



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