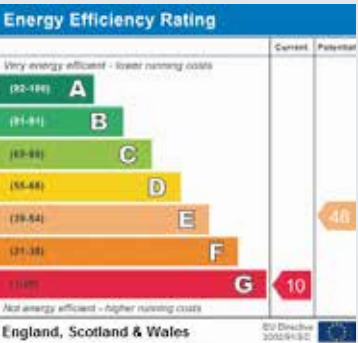




FLOOR PLANS

Gross Internal Area (approx) = 612.7 sq m / 6595 sq ft
Play Room = 38.4 sq m / 413 sq ft
Garage = 19.0 sq m / 204 sq ft
Vault = 7.9 sq m / 85 sq ft
Total = 678.0 sq m / 7298 sq ft



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IMPORTANT NOTICE

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ROSSYLN TOWER

St. John's Avenue ♦ SW15

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ROSSYLN TOWER

St. John's Avenue ♦ SW15

A sensational Grade II Listed house, built in the 1870's, with off-street parking, garage and a splendid 100ft garden

Accommodation

Reception hall ♦ double drawing room ♦ dining room ♦ study ♦ kitchen/breakfast room and pantry ♦ TV room ♦ utility room ♦ wine cellar ♦ vault and storage ♦ family room ♦ 7 bedrooms ♦ 3 bathrooms ♦ 3 separate WC's ♦ mezzanine playroom ♦ 4th floor tower with surrounding balcony ♦ garden ♦ off-street parking ♦ garage

Price on Application

SITUATION

St John's Avenue is a wide leafy street, within a short walk of both East Putney underground (District line) and the Main line Station (Waterloo) on Putney High Street. There are excellent shops and restaurants minutes' away, making for easy London living. There are good schools in the immediate area, including the Merlin, Prospect House and Putney High School.

DESCRIPTION

This unique and majestic property provides over 7,000 sq ft of accommodation and is steeped in history, including a drawing room designed by Leonard Wyburd RA, who launched Liberty's furnishing and decorating studio. There are a wealth of fascinating and remarkable original features throughout, topped off with the fabulous tower, and its surrounding balcony with 360 degree views over London.

The reception hall has the original green mosaic tiled flooring, being both practical and attractive. The wood panelled dining room with its linen fold doors has 15ft high ceilings and provides the perfect ambience for formal dining. Opposite is the elegant drawing room which extends in excess of 30ft and with dual aspect to front and rear.

Also on the ground floor is the beautifully fitted kitchen/breakfast room with a four oven Aga and a separate pantry.

The basement has a Moroccan theme and provides a TV den, with views over the garden, along with further rooms including a utility room, wine cellar and storage. There is access out to the garden from this level.

The stone staircase, with wrought iron railings and a gentle, wide step, leads to the first floor. There is a further stunning reception room with exceptional ceiling height and triple French doors onto a balcony. There are three enormous

bedrooms on this floor, along with a large family bathroom and a large separate W.C.

The second floor lends itself well to children, with four double bedrooms and two bathrooms. The landing is wonderfully light, with a pitched lantern light and stained glass surround.

The garden is deceptively large, extending to over 100ft. There is an initial brick terrace area for alfresco dining and barbequing, leading to an expanse of lawn, with plenty of mature trees and shrubs surrounding.

ADDITIONAL INFORMATION

Local Authority: London Borough of Wandsworth

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills

