

ULLSWATER CLOSE

LONDON, SW15



savills

ULLSWATER CLOSE

LONDON, SW15

Shinto is an exquisite Huf Haus, set within sheltered landscaped grounds featuring a Zen garden.

Shinto, this exquisite Huf Haus, is set within sheltered landscaped grounds in an elevated position close to Kingston Hill. In Japanese, Shinto means Way of the Gods.

The six bedroom contemporary detached house, with four bath or shower rooms, features vast expanses of glass and high ceilings to amplify light and space.

The property is approached through its own gate. The principal entrance is through a beautiful Zen garden with impressive garden sculptures. A generously proportioned entrance hall leads into the sensational open plan family kitchen/dining room with featuring a large island.

The wonderful main reception room overlooks a charming morning deck. There is also a shower room and two bedrooms on the ground floor with tranquil views of the Zen garden as well as a gym/study, a cloakroom and a laundry room.

The first floor is accessed by a floating staircase with a secondary full width open plan kitchen/dining reception room that has its own stair access and discrete entrance and a third deck. The principal bedroom features a generous en suite bathroom and a private balcony. There are three more bedrooms (one en suite) and a family shower room.

Shinto has a double garage and ample off-street parking.

Huf Haus engineering and technology includes underfloor heating throughout, automatic electric blinds, and state of the art energy efficiency construction.

There are striking garden vistas from every vantage point as well as complete privacy.



Location

Ullswater Close is a small no-through street located on the edges of Coombe Hill. The property is within 800m of Richmond Park and access to the A3 for central London and the M25. Locally are many sought after schools with Holy Cross and Rokeby prep schools being within the Coombe Estate 3kms away, and Putney High in Putney approximately 4.5kms or King's College School in Wimbledon Village around 5kms away.

Source of distances Google Pedometer

Source of times www.tfl.gov.uk

All measurements are approximate.



Accommodation

- ◆ Contemporary detached property
- ◆ Off-street parking
- ◆ Stunning Zen gardens
- ◆ Private aspect
- ◆ Huf Haus engineering and technology

Additional Information

Energy Performance: EPC- B

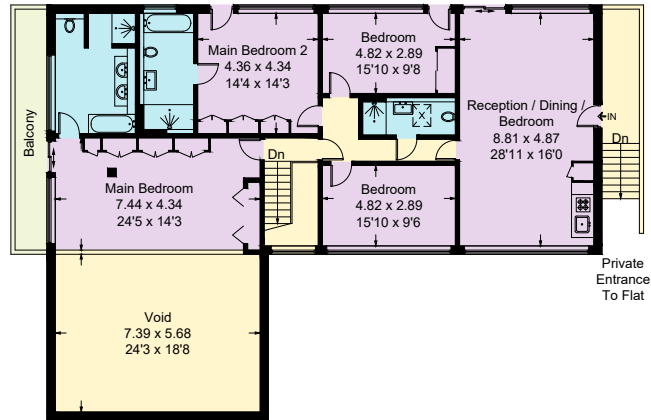
A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

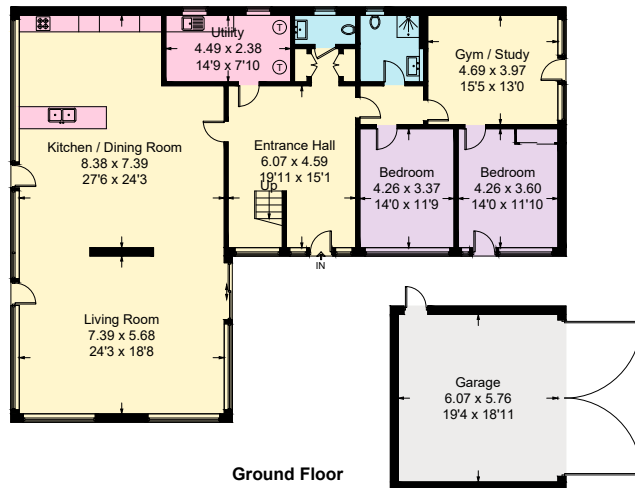
Price on Application

Floor Plans

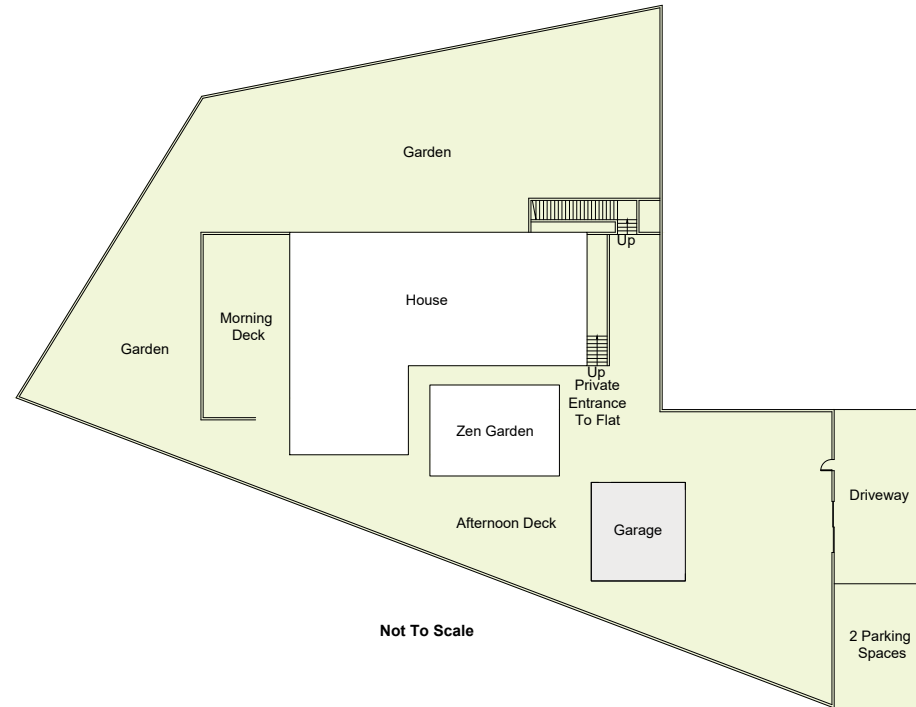
Total Area 472.8 Sq m / 5,089 Sq ft
 Plus garage 35.8 Sq m / 385 Sq ft
 and void 42.2 Sq m / 454 Sq ft
 Gross Internal Area (Approx) 394.8 Sq m / 4,250 Sq ft



First Floor



Ground Floor



Savills Wimbledon

James Morrison
 jmorrison@savills.com
 020 8971 8121

savills.co.uk



Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 21/02/17 ML