



Roedean Crescent, SW15

£3,500,000



- Detached
- Five Bedrooms
- Significant potential to extend
- South-West Facing Garden
- Private Driveway
- Garage





ABOUT THE PROPERTY

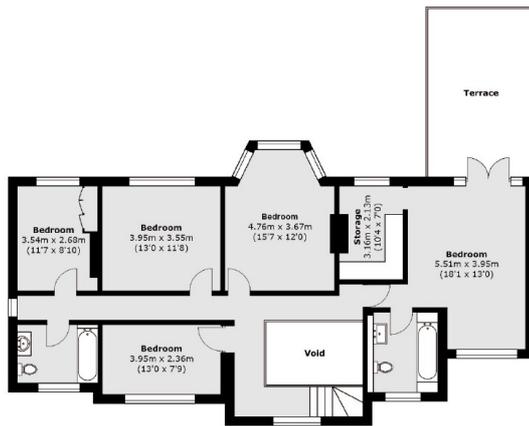
An exceptional opportunity to demolish and rebuild. Currently this detached home sits on an exclusive road near the entrance of Roehampton Gate, Richmond Park. A gated carriage driveway offers ample private parking and garage access. Inside, a grand entrance hall with high ceilings leads to four bright reception rooms, ideal for family living and entertaining. The stylish eat-in kitchen features quality appliances, and most rooms overlook a stunning, private 162 ft south-west facing garden. Additional features include a conservatory, utility room, and guest cloakroom.



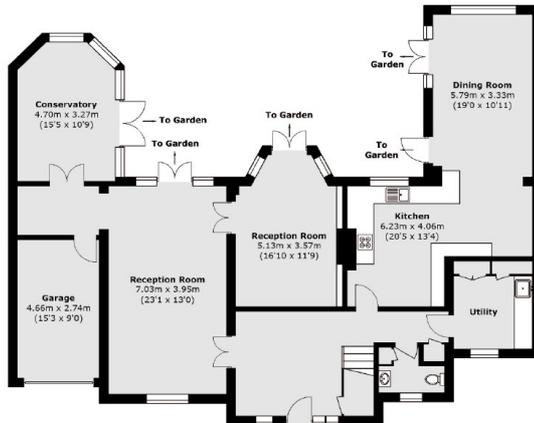
The first floor offers five double bedrooms and two bathrooms, including a spacious master suite with en suite, dressing room, and large roof terrace overlooking the garden. The property is in excellent condition but has potential for significant expansion, with previous approval in 2016 to rebuild and scale the home to 6,500 sq ft.

Roedean Crescent is a prestigious address near Richmond Park, with easy access to Central London via Barnes station, the M3, and A3. Top schools like Ibstock Place, St Paul's, Kings College Wimbledon, and Putney High are close by. The area also offers excellent leisure options, including the Bank of England Sports Club, National Tennis Centre, and Roehampton Club.

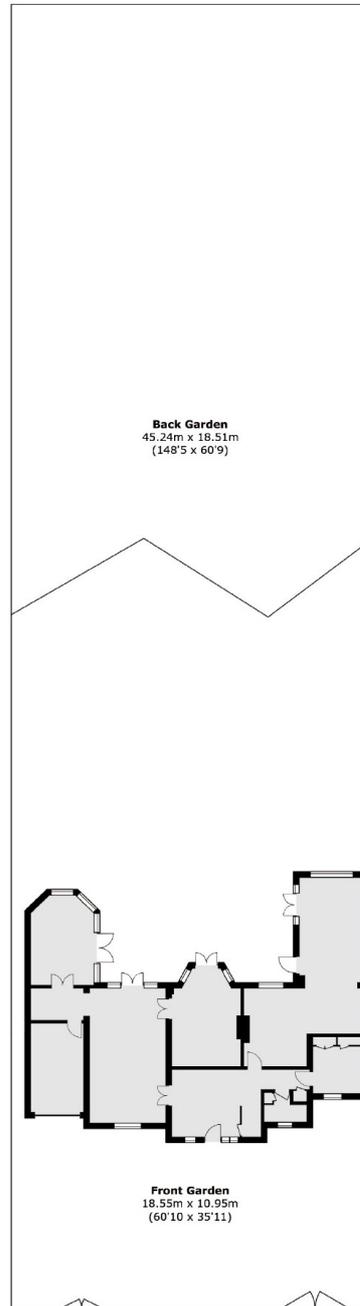




First Floor



Ground Floor



SITE PLAN
(Not To Scale)

Total area (approx.): 268.2 sq. m (2,886.9 sq. ft)
Terrace: 20.0 sq. m (215.3 sq. ft)
(Including Garage / Excluding Void)

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