

UPPER RICHMOND ROAD, SW15

GUIDE PRICE: £4,000,000 – £4,250,000



WILFORDS
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5,609 SQ FT / 521.1 SQ M | 7 BEDROOMS | 5 BATHROOMS | 5 RECEPTIONS

This uniquely lateral family home has the feel of a country house with a sense of privacy throughout, enhanced by the views over the 76 ft. by 69 ft. gardens. The ground floor features an impressive series of reception rooms, providing ample and 'flowing' internal space for entertaining. There is a delightful orangery that overlooks the garden, a formal dining room, and a morning room/study.

A large kitchen serves as the centerpiece of the house, and a further reception room could be used as a television room or an au pair's room, complete with a separate shower room. Other practical spaces on the ground floor include a utility room, a boiler room, basement storage, and a wine cellar.

On the first floor, there is a spacious principal suite with a dressing room and a large en-suite bathroom. Three more bedrooms are located on this level, accompanied by two additional bathrooms, one en-suite. On the mezzanine floor, there is another bedroom that can serve as a guest room, with its own bathroom.

There is a fully self-contained first-floor flat to the eastern side of the house, which has its own private front door entered from the driveway. This separate accommodation has been let in recent years but could equally provide staff/carer or dependent accommodation. It comprises a reception room, kitchen, two bedrooms, and a bathroom.

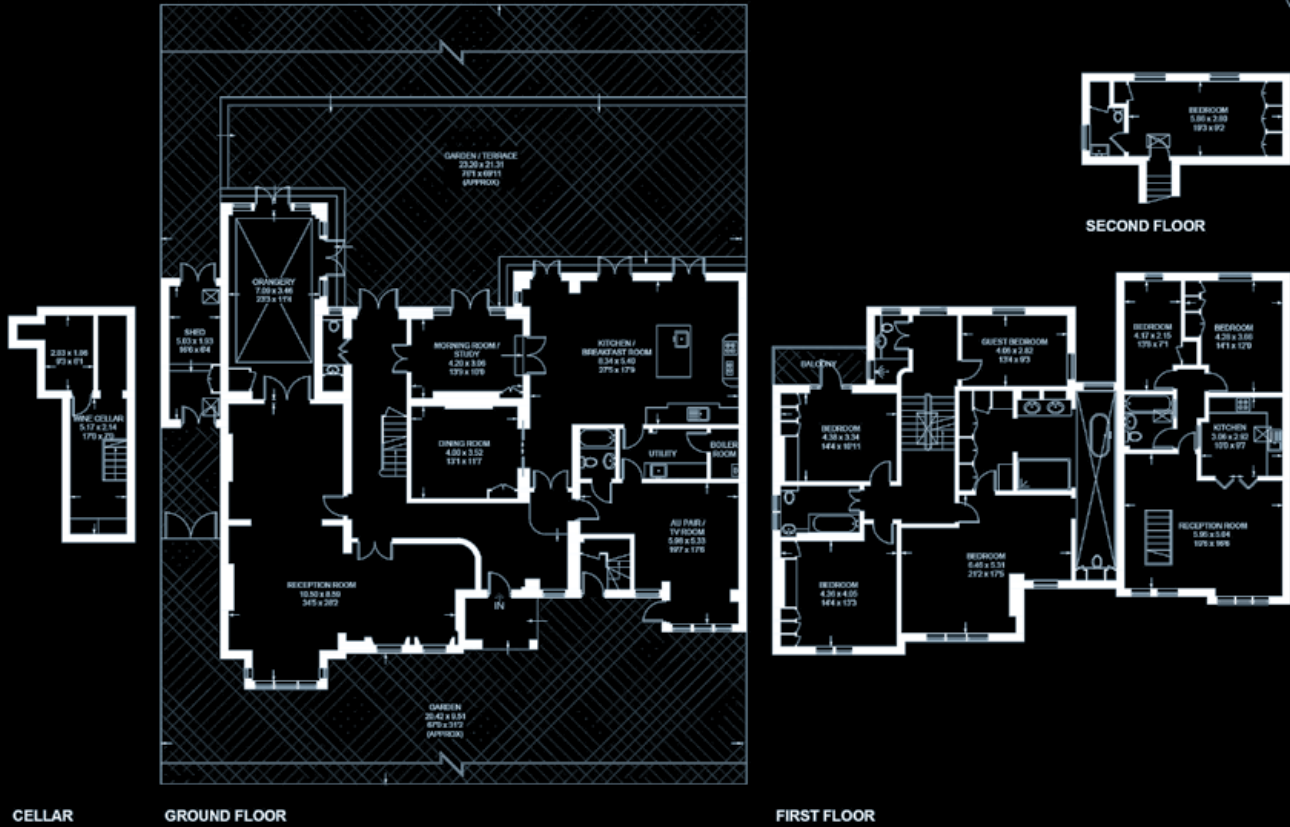
The grounds of the property extend to approximately one-third of an acre. To the front, there is a gravel driveway with in and out gateways and extensive off-street parking. The mature rear gardens (76 ft. by 69 ft.) offer an exceptional sense of space and privacy due to their almost square structure and surrounding trees. The stone terrace leading to the garden provides an accessible and natural outdoor entertaining space.

The house is set back from the Upper Richmond Road, close to the nearby shopping facilities and restaurants and schools in Barnes, East Sheen and Putney. Barnes mainline station is a short (0.4 mile) walk away, Putney mainline 1.0 mile and the District Line underground service is nearby (East Putney). Frequent bus services run along the Upper Richmond Road.

Council Tax : Band H (House) and D (self-contained flat)



Approximate Gross Internal Area = 521.1 sq m / 5609 sq ft
(Including Cellar)



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1018400)

Floor plan for identification purposes only - not to scale

Misrepresentation Act 1967.

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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