



RUSHAM ROAD, SW12

Wandsworth Common

£3,750,000 | FREEHOLD



JOHN THOROGOOD
REAL ESTATE AGENCY



A unique opportunity to acquire a newly-built, magnificent, detached family house with gated off-street parking, in this exclusive location Between the Commons. This substantial property (4005 SQ.FT / 372 SQ.M) has been meticulously designed with a replica Victorian frontage and contains state-of-the-art technology, exacting contemporary finishes and a superb layout suited to stylish 21st Century living.

Rusham Road is predominantly made up of substantial family houses, and is positioned close to the green expanses and recreational facilities of Wandsworth Common, just off Nightingale Lane.

The specialist shops, thriving food market, cafes, bars and restaurants of fashionable Northcote and Bellevue Roads are easily reached on foot as are numerous good schools in both state and private sectors. The house is located close to good train and tube services to the City and West End.

- 4005 SQ.FT / 372 SQ.M (inc. store rooms)
- Entrance Hall
- Front Reception
- Large L-shaped Rear Reception
- Cinema Room/Reception 3
- 26' x 22' Kitchen/Breakfast Room
- Utility Room
- Cloakroom / WC
- Mechanical Plant Room
- Electrical Room
- Office/Wine Store
- Bike Store
- Paved Rear Patio
- Garden (44' x 27')
- Master Bedroom
- En-Suite Bath/Wet Room
- Dressing Room
- 4 Further Double Bedrooms
- 3 Further Bath/Wet Rooms (2 En Suite)





Features

- Oak timber flooring.
- Contemporary staircase with hardwood open treads.
- Two working gas fireplaces.
- Internal cooling system with heating facility (air conditioning) for cinema, living and dining rooms.
- Double-glazed sash windows.
- Hardwood-veneered full-height internal doors.
- Cinema room wired for 8-speaker system.
- 4 Bathrooms (all with wet-room showers and electric under-floor heating).
- 2 Additional WCs.
- Instant pressurised hot-water system.
- Gated off-street parking (2 cars).

Electrical

- Lutron lighting system with concealed feature lighting
- Water-based under-floor heating at lower ground and ground floor
- Vesda fire-alarm system
- Fully integrated TV system in all rooms
- Fully wired for future audio system
- Intruder alarm
- Access control system including colour video-entry
- Full-colour CCTV installation (all sides)



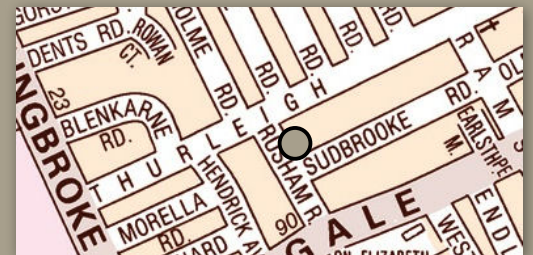




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Viewing By Appointment Only

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