



3 Ullswater Close

Kingston Hill, SW15 3RF

ROBERT HOLMES
— & COMPANY —

An exciting development of two contemporary homes built to a high specification with a fantastic balance of entertaining & living space

Asking Prices: £3,750,000

Accommodation:

- Semi-detached house
- Kitchen/dining/family room
- Spacious reception room
- 4 bedrooms
- 4 bath/shower rooms
- Cinema room
- Gymnasium
- Off street parking
- Landscaped gardens
- Garage for up to 3 cars

Local Borough: Kingston Council

Council Tax Band: H

EPC Rating: TBC

Nearest Station: 4.5 miles (New Malden, 24 minutes by train to Waterloo Station)

Central London: 9 miles (approx.)



Property Description: These homes offer excellent, lateral accommodation across three floors. They benefit from landscaped gardens, luxurious bathrooms, bespoke joinery and exceptional views towards Wimbledon Common.

With a spacious hallway, the ground floor offers a gymnasium with floor to ceiling mirrors and a large shower room and a fully fitted cinema room with ceiling star lights. There is also a bedroom on this floor with a shower room, two utility rooms, a downstairs WC and fitted coat cupboard.

The spacious reception room on the first floor has two sets of bifold doors leading directly to the landscaped garden with level lawns, shrubs and mature trees. House No. 3 also offers tiered raised beds and an additional lawn area. The kitchen/family room is located at the front of the house with bifold doors onto a balcony and wonderful, far reaching views towards Wimbledon Common. The kitchen is fully fitted with integrated appliances and a large island with room for several bar stools.

The second floor benefits from impressively high ceilings. The principal bedroom is located to the rear of the house and has been thoughtfully divided into two areas, the bedroom and living space. It has three sets of bifold doors opening to the front and rear of the house, a fully fitted dressing room and en suite bathroom with separate shower. There are two further bedrooms on this floor both of which have en suite bath or shower rooms.

To the front of the properties is off street parking for several cars and both houses have garages for up to 3 cars.

Location: Ullswater Close is a pleasant cul de sac off Kingston Hill, well placed for Richmond Park, Kingston, Putney and Wimbledon all offering a wide variety of excellent schools, restaurants and cafes. There are several golf courses in the immediate vicinity. The A3 is easily accessible and provides a fast route in and out of central London and to the M25 for access to Heathrow and Gatwick airports.



Specification List

General

- Air conditioning to all principal rooms
- Underfloor heating throughout
- Lutron lighting system throughout
- Air source heat pumps

Kitchen

- Quooker tap
- Miele oven, combination oven, downdraft hood
- Siemens dishwasher
- Built in wine cabinet

Utility

- Siemens washing machine and tumble dryer

AV Systems

Cinema

- Sony projector
- Dolby Atmos Surround Sound Amp
- Denon Blu-Ray player
- Apple TV
- Wall speakers, ceiling speakers, wall subwoofer
- Sonos Connect zone player

Internet & WiFi

- Draytek router and access points

Door Entry System

- Smart touchscreen video monitors
- Video entry panel with keypad

CCTV

- Day and night dome cameras

Televisions

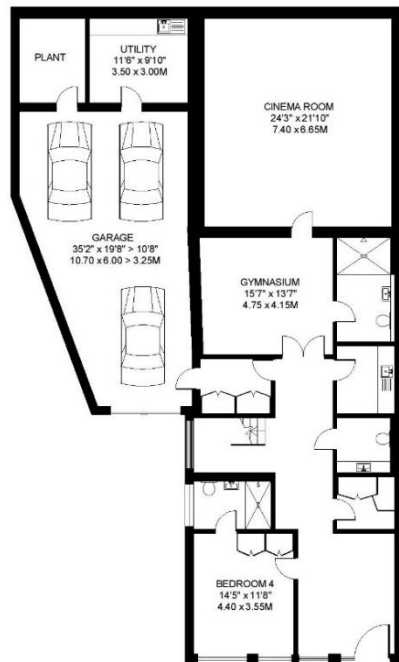
- Samsung TVs fitted to eight of the rooms – including all bedrooms, reception room, kitchen and gymnasium

For further information, please ask a member of the Robert Holmes team.





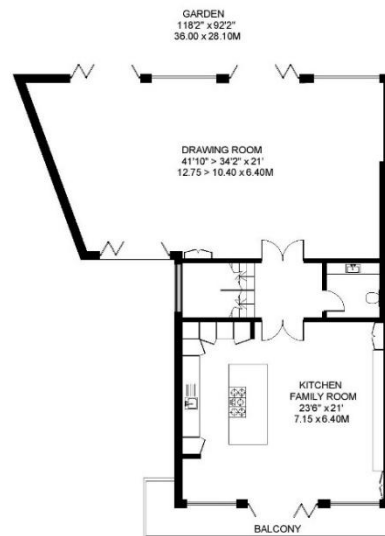
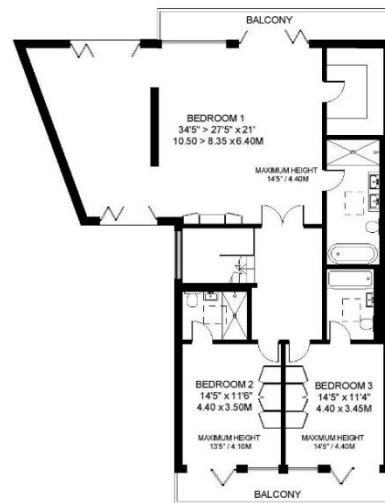
APPROXIMATE INTERNAL FLOOR AREA
5446 SQ.FT. / 505.9 SQ.M.



50'8" / 15.45M



FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE



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Viewings by appointment through Robert Holmes & Co. on 0208 947 1100

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances, or specific fittings.