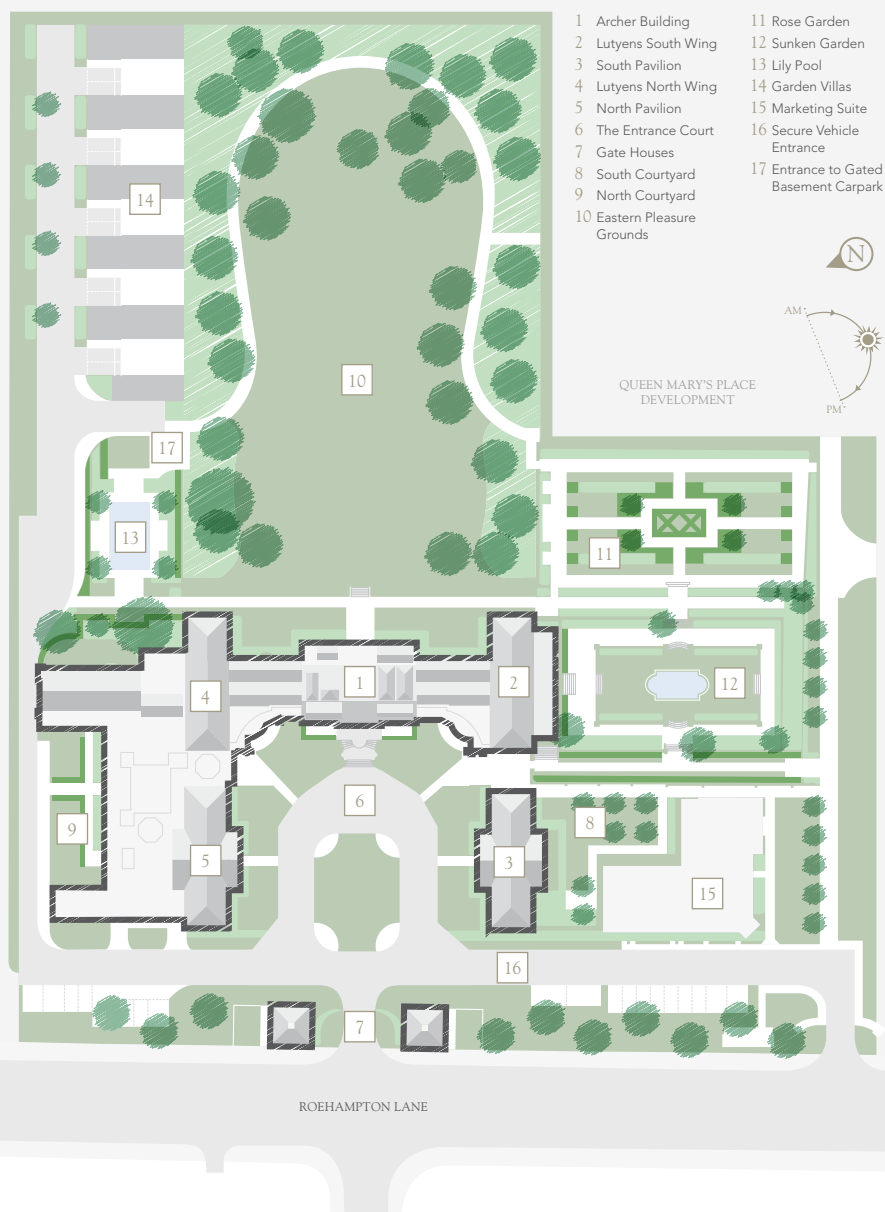




ROEHAMPTON HOUSE
LONDON SW15

APARTMENT 19
SECOND FLOOR, ARCHER BUILDING

ESTATE LAYOUT



APARTMENT 19 SECOND FLOOR, ARCHER BUILDING

Perhaps one of the most desirable properties in the entire house and the only apartment benefiting from a separate roof terrace. Part of the original and hugely desirable Archer Building, this apartment dates back to the 18th-century encompassing the rooms occupied by the daughter, governess and maid of original owners, The Grenfells.

ROOF TERRACE

This property offers a private roof terrace – 18'0" x 17'2" – with stunning views towards London. This impressive roof space is accessed via an early 18th-century staircase with triple-patterned turned balusters, unique to this property.

LIVING ROOM

This relaxing living room isn't just a space to unwind, it's somewhere to admire the landscape. With views through beautiful circular windows of The Entrance Court and beyond, the outside of this property is just as impressive as the inside.

DINING ROOM

A separate spacious dining room boasts two east-facing windows overlooking the carefully tended Eastern Pleasure Grounds. The elegant fireplace and full height original panelling are also key features of this grand room.

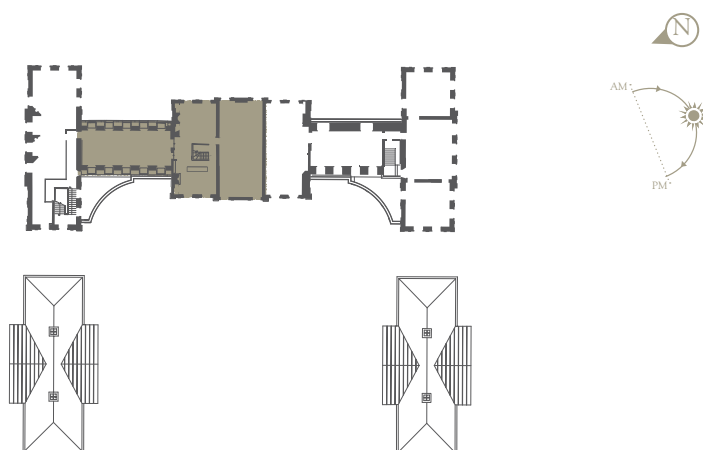
KITCHEN / DINING

The outstanding views of the rear garden from the kitchen are just part of the story. With full height, early 18th-century panelling plus a retained fireplace and inset register hob grate, the kitchen combines the ease of modern functionality with the charm of the original house.

MASTER BEDROOM

Complete with a large four piece en suite bathroom, this wonderful bedroom offers full height early 18th-century panelling with retained fireplace.

SECOND FLOOR



APARTMENT DIMENSIONS

AREA	DIMENSIONS (mm / ft)	CEILING HEIGHT (mm / ft)
LIVING ROOM	6650mm x 5750mm / 21'10" x 18'10"	2400mm / 7'9"
KITCHEN / DINING	6400mm x 5750mm / 21'0" x 18'10"	2400mm / 7'9"
DINING ROOM	5560mm x 4560mm / 18'3" x 15'0"	2400mm / 7'9"
MASTER BEDROOM	5050mm x 4660mm / 16'6" x 15'3"	2400mm / 7'9"
BEDROOM TWO	3880mm x 3390mm / 12'9" x 11'1"	2350mm / 7'7"
BEDROOM THREE / STUDY	3360mm x 2780mm / 11'0" x 9'1"	2350mm / 7'7"
TERRACE	5500mm x 5250mm / 18'0" x 17'2"	
TOTAL AREA	220m ² / 2,368ft ²	

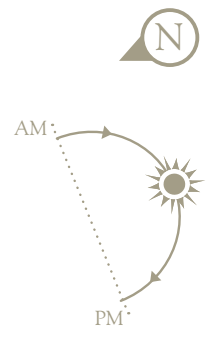
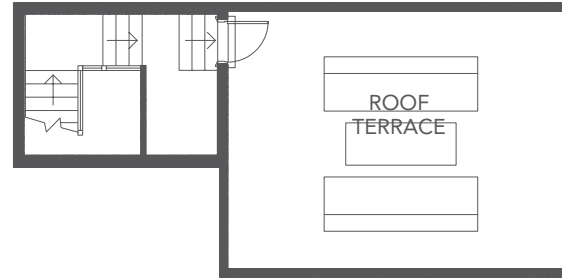
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-  Views
- W** Wardrobe
- DW** Dishwasher
- FF** Fridge Freezer
- WM** Washing Machine
- C** Cupboard
-  Depicts measurement points

Energy Efficiency Rating

Band	Current
C (69-80)	79

THIRD FLOOR



SECOND FLOOR

APARTMENT 19



LUTYENS NORTH WING

THE ENTRANCE COURT

APARTMENT FEATURES



Feature island extractor in kitchen



Roof terrace



Original 18th-century panelling



Original window shutters



Bespoke paneled fitted wardrobes



Master bedroom, 18th-century fire surround with new granite hearth

THE HEIGHT OF SOPHISTICATION

EVERY PROPERTY IS DESIGNED TO ACCENTUATE ITS INDIVIDUALITY, WITH HIGH CEILINGS, HARDWOOD AND STONE FLOORING, PANELLED WALLS AND PERIOD FIREPLACES, EACH APARTMENT EXUDES QUALITY AND REFINEMENT.



INTERNAL FINISHES

- + White two panel internal doors with polished brass oval ironmongery.
- + 60 oz woolmix carpet in master bedroom and bedroom two.
- + Oak wide-planked flooring in hall, kitchen and bedroom three.
- + Oak parquet flooring in living room and dining room.
- + Bespoke fully-fitted panelled wardrobe in master bedroom and bedroom two.
- + Polished brass sockets and light switches throughout.

KITCHEN

- + High-gloss magnolia Alno kitchen units with complementing granite worktops and splashbacks.
- + Handleless units with soft closing function.
- + V-ZUG built-in oven and combi-steam oven with induction hob and feature island extractor.
- + Liebherr integrated fridge / freezer and wine cooler with ice maker.
- + V-ZUG integrated dishwasher.
- + LED under-cabinet lighting.

- + Under-mounted 1½ bowl sink with Perrin and Rowe chrome mixer taps with rinse spout.
- + Miele washer/dryer located in separate laundry cupboard.

EN SUITE BATHROOMS & GUEST WC

- + Fully-fitted bathrooms with Perrin and Rowe accessories.
- + Frameless glass enclosure to shower in master en suite and guest WC.
- + Under-mounted bath with composite stone surround and glass shower screen in en suite two.
- + Freestanding bath with floor-mounted mixer in master en suite.
- + Counter top basin on stone ledge with bespoke vanity unit in both en suites and guest WC.
- + Marble tiling to floors and wet walls with panelled detailing to other walls.
- + Heated towel radiator in all bathrooms.
- + Underfloor comfort warming.
- + Mirrored storage cabinets with integral lighting and shaver point in en suites.

ELECTRICAL AND LIGHTING

- + Wiring for Sky+ in living room and master bedroom.
- + Television point in living room, kitchen and bedrooms.

- + BT point in living room, kitchen and bedrooms.
- + White LED down lights in kitchen, WC and en suites.
- + Pendant light fittings in entrance hall, living room, bedrooms and study.

ROOF TERRACE

- + Timber decking with chrome and glass surround.
- + External lights within decking.

SECURITY

- + Provision for future intruder alarm installation.
- + Hard-wired smoke alarms.
- + Heat detector fitted in kitchen.
- + Colour video entry system.
- + Development CCTV.
- + Basement car park.

COMMUNAL AREAS

- + Refurbished historic room, with chandeliers and meeting table for residents' use.
- + Axminster-style carpet to stairs and corridor leading to the apartment.
- + Additional lockable storage area located within the basement.
- + Secure personal wine storage within the temperature controlled cellar.

LIVING IN A REFURBISHED APARTMENT

Roehampton House is a Grade I listed building with unique features that are an integral part of the history of the building. Written permission must be obtained from the appropriate authorities to make any amendments to the fabric of the building.

WWW.ROEHAMPTONHOUSE.CO.UK



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