

# FOR SALE

130 & 136  
ROEHAMPTON VALE,  
LONDON,  
SW15 3RX

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Properties available either as single lots or together to provide a potential redevelopment opportunity subject to all necessary consents situated in a prominent location adjacent to Richmond Park in the London Borough of Wandsworth.

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Carter Jonas



## LOCATION

The properties are situated in a prominent location on the A3 Roehampton Vale close to the A308 Kingston Vale between Richmond Park and Wimbledon & Putney Commons. The A3 delivers excellent road connectivity to South West London and to the M25. Putney High Street is around 2.5 miles to the north east whilst Kingston-Upon-Thames town centre is circa 3 miles to the south east. Richmond Park Golf Course is located to the rear with Barnes Station circa 2.5 miles to the north east.

Locally, Robin Hood Gate is a 2 minute walk to the south west which provides access to Richmond Park with an Asda supermarket further north along the A3. Opposite the property is the Kingston University engineering campus along with playing fields. Other properties in immediate area are predominantly residential with a variety of houses and flats.

## DESCRIPTION

### 136 Roehampton Vale

The property consists of a substantial detached Edwardian house with outbuildings in total close to 6,000 sq ft, mature gardens, a large driveway and garage. The property includes 8 bedrooms along with a kitchen, dining room and further reception room and studio set over 3 floors with a large cellar. A key feature is the period panelling and 8 original fireplaces. There is a purpose built artist's studio with 3 large ceiling windows. The upper floors present views to the rear over Richmond Park Golf Club.

### 130 Roehampton Vale

The property is a semi detached property in need of restoration and refurbishment with mature gardens. The property measures in excess of 2,300 sq ft and is set over 2 storeys

with the ground floor comprising a kitchen, dining area and 2 reception rooms along with a garage. At first floor there are 5 bedrooms and 2 bathrooms.

Both properties are set back from Roehampton Vale on a rectangular plot which measures in total around 0.36 acres.

Both are available individually or as a single lot.

## PLANNING AND DEVELOPMENT

The properties present an opportunity for redevelopment or conversion for residential or potential other uses along with refurbishment subject to all necessary consents.

A scheme to the east of the properties at Pallister Terrace is understood to have been completed in 2003 and delivered a mews terrace of 17 residential units. Options for the conversion or refurbishment of the properties may also be possible.

The Local Planning Authority is the London Borough of Wandsworth. Both Properties are Council Tax Band G.

EPC Ratings:

130 Roehampton Vale - 58 D

136 Roehampton Vale - 36 F

## TERMS

Freehold disposal by informal tender. A bid deadline will be advised to interested parties. Offers are invited on both an unconditional and subject to planning basis

## VIEWING

If you would like to access the property, please contact a Carter Jonas sales agent on the details.



## CONTACT

### RESIDENTIAL

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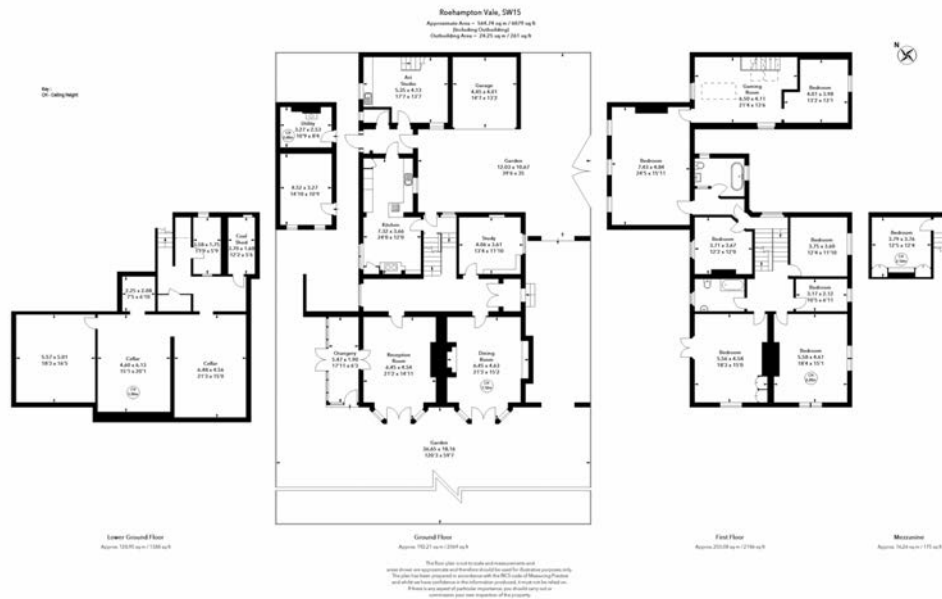
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### Roehampton Vale, SW15

Approximate Floor Area = 218.75 sq m / 2355 sq ft  
(Including Garage & External Stores)  
Garage = 28.51 sq m / 307 sq ft  
Stores = 5.30 sq m / 57 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### 130 Roehampton Vale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

### 136 Roehampton Vale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

