



Ullswater Close, London, SW15

£1,850,000 Freehold

5 Bedrooms (2 With En-Suite Bath/Shower Rooms), Contemporary Huf Haus Design, Open-Plan Living Space, Floor To Ceiling Windows, Bespoke Kitchen, Energy Efficient, Under Floor Heating, Electronic External Blinds, Garden, Balcony/Gallery, Off-Street Parking.



Description

Designed by innovative German architects Huf Haus, a stunning and contemporary five bedroom home with excellent open-plan living space situated in a cul-de-sac close to Kingston Hill. Built in 2008, the property is entered via an impressive and generous reception hall. The open-plan, flexible living space features wide sliding glass doors which open onto a decked gallery and rear landscaped garden. A modern and striking kitchen has an excellent range of fitted units, stainless steel worktop and integrated appliances by Gaggenau. The dining and kitchen area also feature wide sliding glass doors and provide access to the decked gallery/balcony. A second reception room/bedroom five can be found on the ground floor along with a guest bedroom (with en-suite shower room) and a plant room with plumbing for a washing machine and dryer. An exquisite master bedroom, with balcony and views over the garden, has bespoke wardrobes and a spectacular en-suite bathroom. There are two further bedrooms, both with fitted wardrobes, and a family bathroom to the top floor. The Huf Haus has evolutionary energy and thermal efficient features including underfloor heating throughout. Electronic external blinds provide seclusion and security.

Situation

Ullswater Close is a cul-de-sac with easy access to Richmond Park and Kingston Hill. Kingston, Putney and Wimbledon Village provide an extensive range of shops, amenities, restaurants and bars. The area has an excellent selection of schools (state and private) and there are numerous recreational facilities including several golf clubs. Transport links include Norbiton and Kingston Station with mainline links to Waterloo via Wimbledon. The A3 provides the motorist with direct routes in and out of London. Heathrow and Gatwick airports are also accessible via the A3 and M25.

Outside

A rear landscaped garden, with decked area, is accessed from the open-plan living space on the first floor. The property has a decked gallery/balcony to the first and second floor. To the front of the house is off-street parking for several cars.

Local Authority

Royal Borough Of Kingston Upon Thames Guildhall 2, High Street, Kingston Upon Thames

Tenure

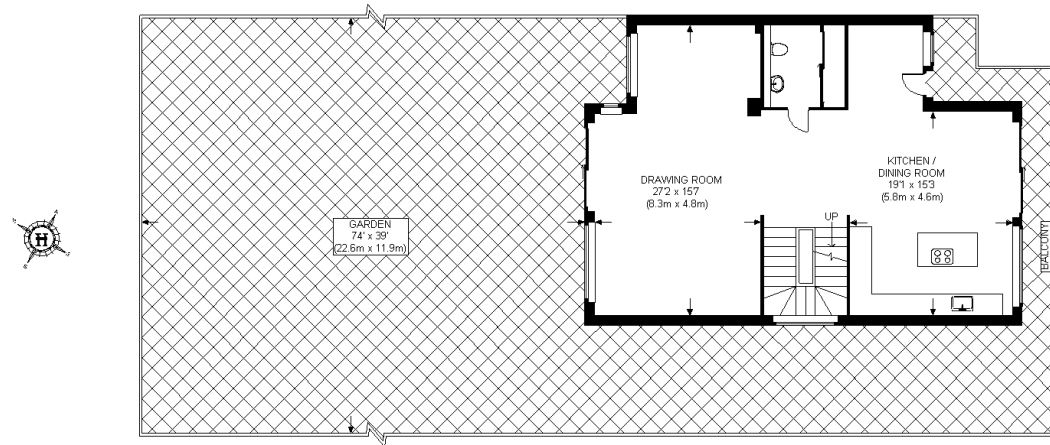
Freehold.



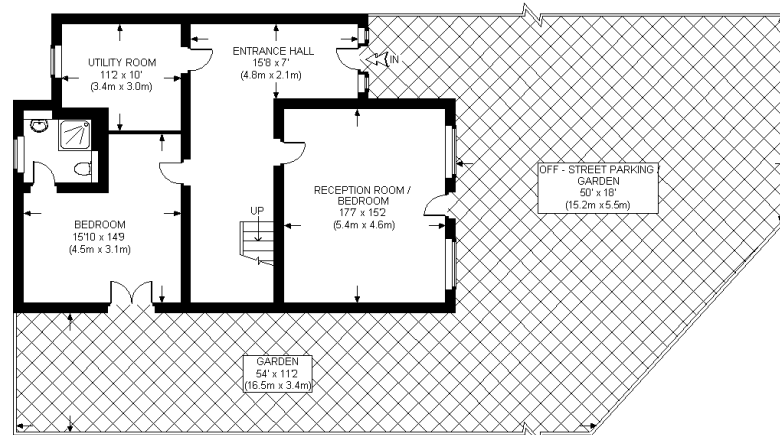
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		77	77
		EU Directive 2002/91/EC	

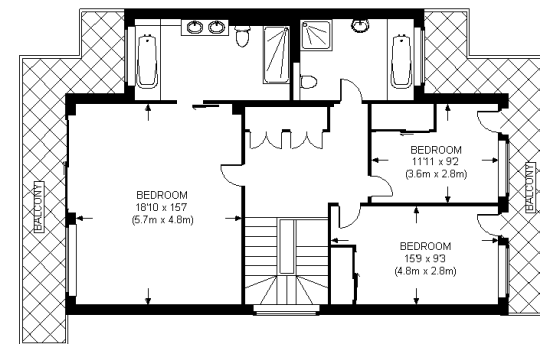
ULLSWATER CLOSE, SW15



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 2863 SQ.FT. (266 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon it. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Viewing strictly by appointment only.

Hamptons Wimbledon

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