



ONE HUNDRED OAKLEY STREET LONDON SW3

Unquestionably one of the most handsome, beautifully restored, freehold family houses to be found in this part of town.

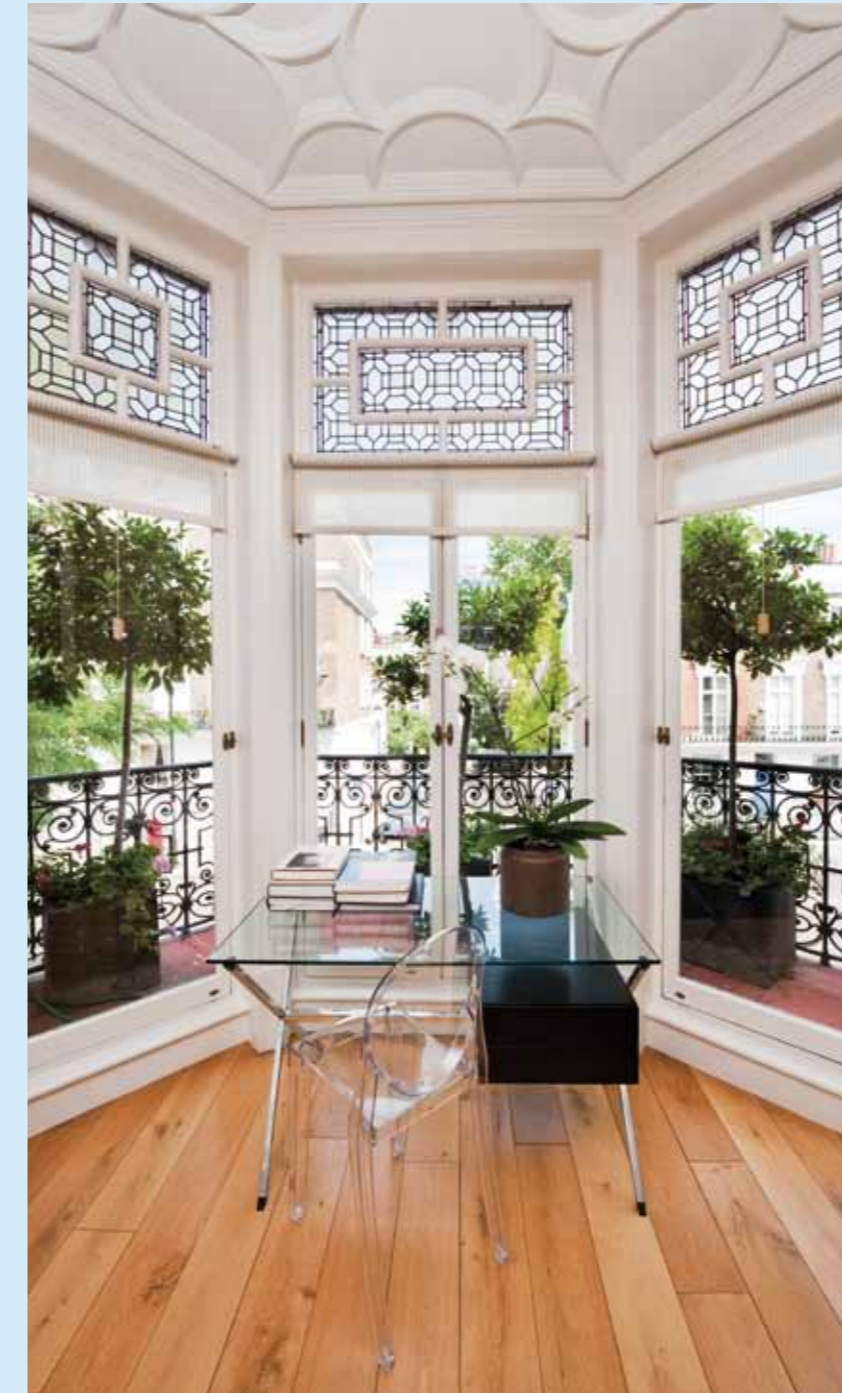
The main house is arranged over four floors culminating in approximately 400 sq foot of roof terrace, complete with kitchenette for ease of entertaining. The views from the terrace are to all points of the compass including those of Albert Bridge to the South, which spans the River Thames on its way to Battersea Park.

The entire second floor is given over to the master bedroom suite, which includes two long walls of cupboards in the dressing area.

The magnificent double drawing room is found on the first floor, where the exceptionally high ceilings are a great example of moulded lattice work. French windows, topped by beautiful stained glass, open onto a balcony which faces East giving open views down Margaretta Terrace.

The family kitchen, with every possible facility, is on the ground floor and ceiling height doors close to make the dining room more intimate for entertaining. The deep sash windows look onto the paved west facing walled garden.

One must not forget the lower ground floor, presently incorporated into the house; it includes a double bedroom with en suite bathroom, steam room and large conservatory style gym or media room. The patio leads you up to the garden, abundant with flowering shrubs and sweet smelling roses. This part of the house could easily be hived off to provide a large self contained flat.



ACCOMMODATION AND FACILITIES (MAIN HOUSE)

Entrance Hall ■ Double Drawing Room ■ Dining Room ■ Kitchen/Breakfast Room ■ Master Bedroom Suite comprising Dressing Room and En Suite Bathroom ■ Three Further Bedrooms ■ Family Bathroom ■ Cloakroom ■ Roof Terrace (with Kitchenette) ■ West Facing Terrace ■ East Facing Balcony ■ West Facing Walled Garden

LOWER GROUND FLOOR

Separate Entrance (if required) ■ Conservatory Style Gym/Media Room ■ Double Bedroom with En-Suite Bathroom ■ Steam Room ■ Kitchen/Utility Area ■ Patio

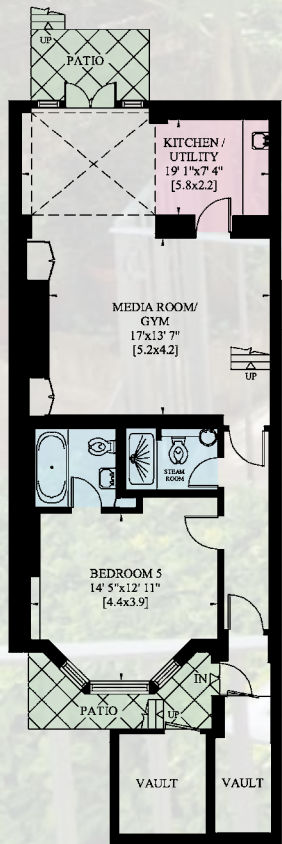
There is an integrated home entertainment system to some floors and under floor heating where appropriate.

FREEHOLD

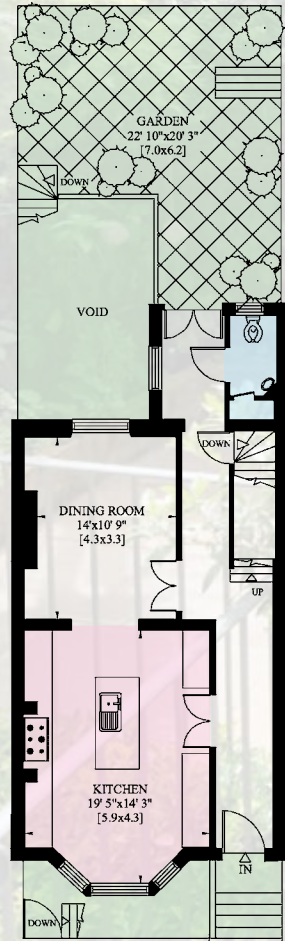
PRICE ON APPLICATION

Approximate Gross Internal Area:

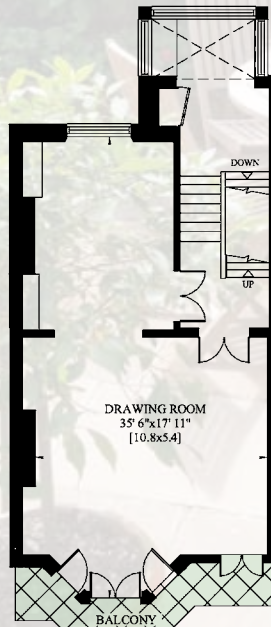
336 Sq m / 3,616 Sq ft



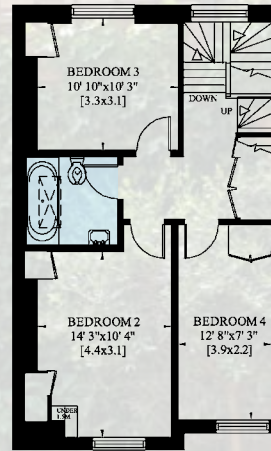
Lower Ground Floor



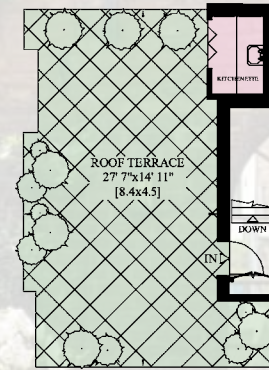
Upper Ground Floor



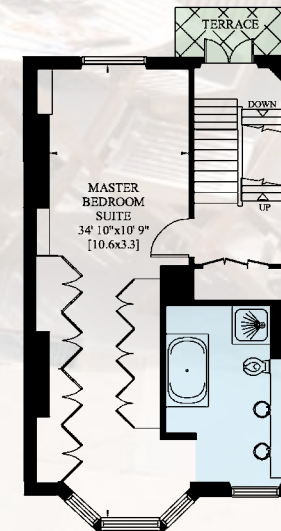
First Floor



Third Floor



Fourth Floor



Second Floor

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating																									
Current	Potential	Current	Potential																								
<table border="1"> <thead> <tr> <th>Energy Efficiency Rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td></td> </tr> <tr> <td>B</td> <td></td> <td></td> </tr> <tr> <td>C</td> <td></td> <td></td> </tr> <tr> <td>D</td> <td></td> <td></td> </tr> <tr> <td>E</td> <td></td> <td></td> </tr> <tr> <td>F</td> <td>38</td> <td>45</td> </tr> <tr> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>				Energy Efficiency Rating	Current	Potential	A			B			C			D			E			F	38	45	G		
Energy Efficiency Rating	Current	Potential																									
A																											
B																											
C																											
D																											
E																											
F	38	45																									
G																											
<table border="1"> <thead> <tr> <th>Environmental (CO₂) Impact Rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td></td> </tr> <tr> <td>B</td> <td></td> <td></td> </tr> <tr> <td>C</td> <td></td> <td></td> </tr> <tr> <td>D</td> <td></td> <td></td> </tr> <tr> <td>E</td> <td></td> <td></td> </tr> <tr> <td>F</td> <td>33</td> <td>39</td> </tr> <tr> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>				Environmental (CO ₂) Impact Rating	Current	Potential	A			B			C			D			E			F	33	39	G		
Environmental (CO ₂) Impact Rating	Current	Potential																									
A																											
B																											
C																											
D																											
E																											
F	33	39																									
G																											
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC																									

Rickett Tinne
 INDEPENDENT PROPERTY CONSULTANTS
020 7349 3070
www.rickett-tinne.co.uk

Rickett Tinne Ltd., for themselves and for the vendor of this property, whose agents Rickett Tinne Ltd., are, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Rickett Tinne Ltd. or the vendor. 3. None of the statements contained in these particulars as to this property are relied on as statements of representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Rickett Tinne Ltd. nor any person in the employ of Rickett Tinne Ltd. has any authority to make or give any representation or warranty whatever in relation to this property. September 2010.

