

Leydon Close, Rotherhithe, SE16

Asking Price: £2,950,000

Benham & Reeves

Leydon Close, Rotherhithe, SE16

4 Bedroom (s) 3 Bathroom (s) Freehold

Available strictly off market, this remarkable residence on Leydon Close is an extraordinary blend of architectural design, luxurious interiors and beautifully considered outdoor space. Arranged over multiple levels and designed to make the very most of its distinctive footprint, the house offers approximately 2,105 square feet of internal accommodation, with a total area of approximately 4,203 square feet.

The heart of the home is an impressive 484 square feet open-plan living and dining area, flooded with natural light and seamlessly connected to the landscaped outdoor spaces. The design creates a wonderful sense of flow between the sophisticated interior and the private gardens, making the property equally suited to relaxed family living and elegant entertaining.
The ground floor further benefits from a separate office, a dedicated spa area, entrance hall, utility/toilet facilities and substantial outdoor storage. The private garden is exceptionally special, with carefully landscaped planting, generous entertaining areas and a beautiful private spa/pool, creating a genuinely tranquil retreat.
Upstairs, the accommodation is exceptionally well arranged. There are three further bedrooms on the first floor, including two generous guest bedrooms and an additional bedroom ideal for a child, teenager or flexible use, together with a central hall and family bathroom.
The second floor is dedicated to an impressive principal suite, comprising a substantial principal bedroom, dressing room and luxurious en-suite bathroom. The layout gives the principal suite a wonderful sense of privacy and separation from the rest of the accommodation.
There is also a large attic storage area, providing valuable additional space and excellent practicality.
This is not a conventional house. It is a highly individual, beautifully executed home where architecture, interiors, landscaping and lifestyle have been brought together exceptionally well.

Set within Canada Water, the property enjoys an unusually green and peaceful setting, with Stave Hill Ecological Park, Russia Dock Woodland and Southwark Park all close by.

At the same time, connectivity is exceptional. Canada Water Underground and Overground stations are only a short distance away, providing rapid access via the Jubilee line to Canary Wharf in just a few minutes and onwards to the City and central London. The location offers the rare combination of tranquil residential living, beautiful green spaces and immediate access to London's major business and cultural centres.







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Property Features:

- Strictly off-market opportunity
- Approx 2,105 Square Feet internal accommodation
- Approx. 4,203 Square Feet total area
- Four bedrooms
- Luxurious principal suite with dressing room and en-suite
- Separate home office
- Dedicated private spa area
- Beautiful landscaped private garden
- Exceptional outdoor entertaining space
- Private pool/spa
- Excellent storage and utility provision
- Striking, highly individual architectural layout

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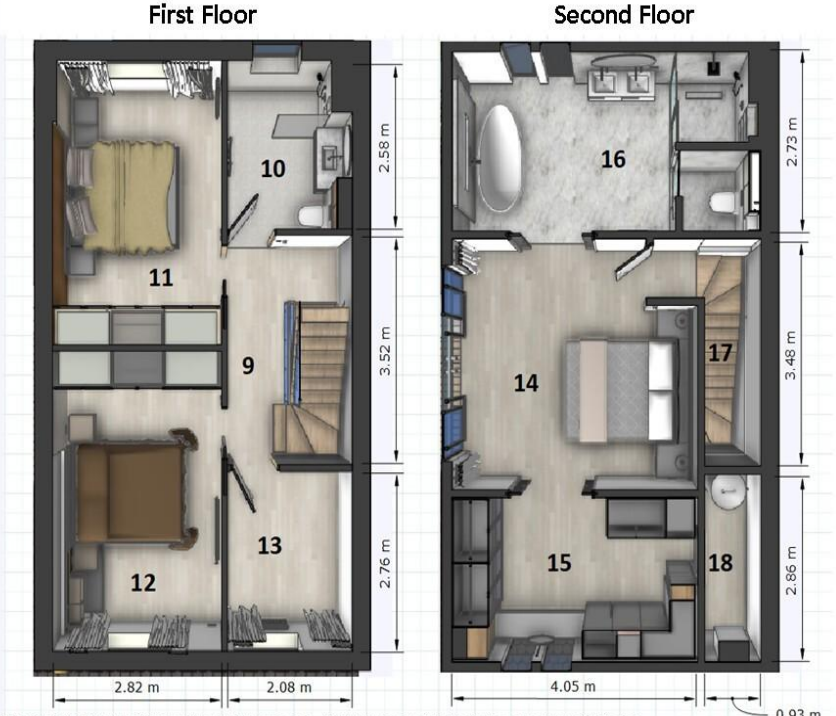
LEYDON CLOSE

Ground Floor

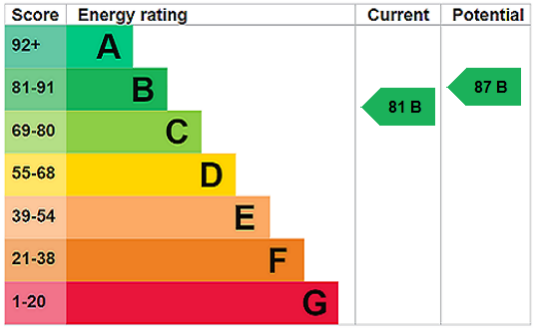
1	Living and Dining Area	45.0 sq m (484 sq ft)
2	Office Room	15.6 sq m (168 sq ft)
3	Spa Area	18.1 sq m (195 sq ft)
4	Entrance Hall	4.8 sq m (51 sq ft)
5	Utility / Toilet	3.8 sq m (41 sq ft)
6	Outdoor Storage	3.8 sq m (41 sq ft)
		93.4 sq m (1005 sq ft)
7	Private Garden	83.6 sq m (900 sq ft)
8	Front Garden	17.9 sq m (193 sq ft)
		194.9 sq m (2098 sq ft)

First / Second Floor / Attic

9	Central Hall	7.4 sq m (79 sq ft)
10	Bathroom	5.4 sq m (58 sq ft)
11	Guest Bedroom 1	12.3 sq m (132 sq ft)
12	Guest Bedroom 2	12.9 sq m (138 sq ft)
13	Kids / Single Bedroom	5.7 sq m (62 sq ft)
14	Principal Bedroom	15.1 sq m (163 sq ft)
15	Dressing Room	10.1 sq m (109 sq ft)
16	Principal En Suite	13.8 sq m (149 sq ft)
17	Stair Hall	3.8 sq m (41 sq ft)
18	Utility Room	2.6 sq m (28 sq ft)
19	Attic Storage	13.1 sq m (141 sq ft)
		102.2 sq m (1100 sq ft)
	Total Internal Area	195.6 sq m (2105 sq ft)
	Total Area	390.5 sq m (4203 sq ft)



This plan is for layout guidance only, not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes before making any decisions reliant upon them. Floor area for attic includes only areas above 1.5m headroom.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£2,950,000
Tenure:	Freehold
Anticipated Rent:	£10,000.00 pcm Approx. 4.1% Yield

Viewings:

All viewings are by appointment only through our Surrey Quays Office.

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