



Teal House, 41b Lonsdale Road
London SW13

41b Lonsdale Road, Barnes




London SW13 9JR

Welcome to 41b Lonsdale Road, an exceptional modern Victorian semi-detached property offering five floors of elegantly appointed living space.

This home seamlessly combines period charm with modern luxury, making it a true gem in one of Barnes' most prestigious locations.

Its spacious and voluminous rooms will enhance the living experience, providing a perfect blend of comfort and style.

The property is ready to move in but also offers ample opportunity to make it unique to your taste, providing a blank canvas for your personal style and preferences.

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Guide price: £6,500,000

Tenure: Freehold

Local Authority: London Borough of Richmond Upon Thames

Council tax band: H





As you enter the property, you are greeted by a beautiful entrance hall that leads to the main reception room and its beautiful refurbished south-facing garden.

The reception space features high ceilings, a marble fireplace, and a charming full-height window seat with views over the garden.

Descend to the lower ground floor, where you will find a generous kitchen/dining/family room, an ideal multi-purpose living space.



The bespoke kitchen is fitted with lacquered silk matt finish units and Miele appliances, complemented by granite worktops and a central island/breakfast bar.

French doors open to a private paved terrace, perfect for alfresco dining and entertaining. This floor also includes a utility room, cinema room, gym, and a guest bedroom with independent access and its own ensuite, providing privacy and convenience for visitors or live-in staff.





The first floor features the master bedroom suite, complete with a spacious dressing room and a luxurious en-suite bathroom. The master bedroom is adorned with walnut stain flooring and includes built-in TV facilities, offering a private retreat within the home.

On the second floor, you will find two additional bedroom suites. One suite includes a walk-in closet and en suite bathroom, while the other features an en suite shower room, ensuring comfort and privacy for family members or guests.

The top floor houses two double bedrooms and a separate bathroom, providing ample space for children, guests, or a home office setup.



The area is home to excellent schools, including St Paul's, The Harrodian, The Swedish School, and Ibstock Place School. For younger pupils, there are St Paul's Juniors, St Osmund's, Lowther, and Barnes Primary.

Barnes and Barnes Bridge stations provide services into Waterloo, and Hammersmith offers access to multiple Underground lines (District, Piccadilly, Hammersmith & City, and Circle lines).

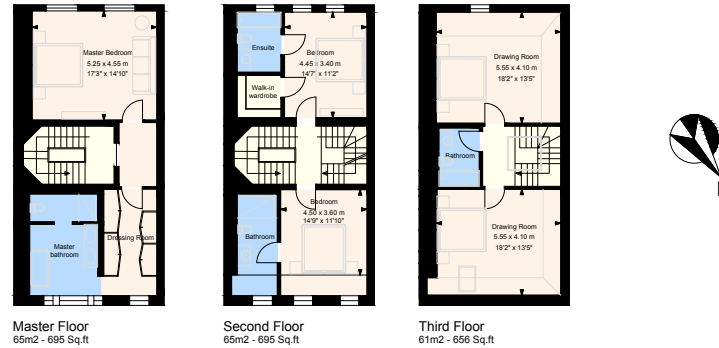
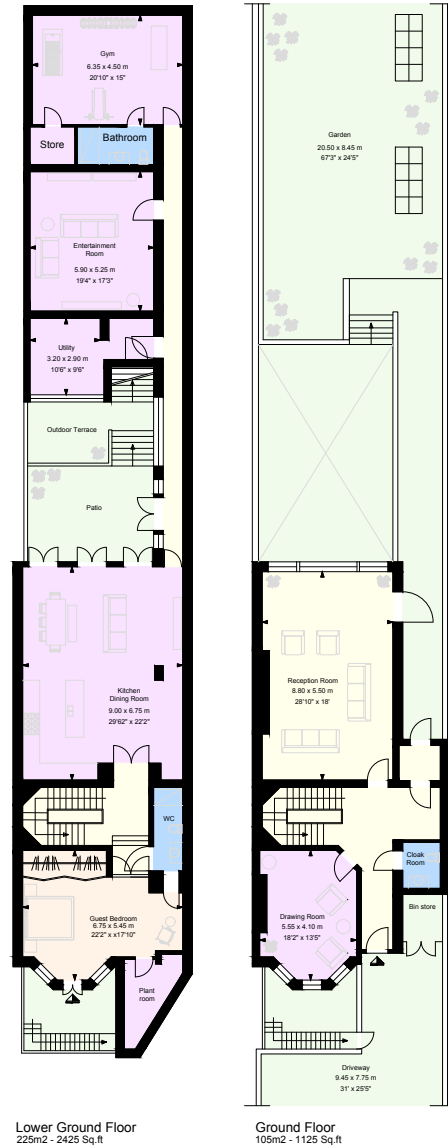


Nearby, Barnes Village offers an eclectic range of shops, restaurants, and a picturesque duck pond, fostering a strong sense of community with its farmers market and village fair.

This home is equipped with modern conveniences, data systems, wireless Rako lighting control, a Sonos multi-zone audio system, and a Telguard electric gate entry system.



Tale House
41b Lonsdale Road, London SW13 9JR
 Approximate internal area:
 521 m² – 5608 Sq.ft.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for guidance only and must not be relied as a Statement of fact.

Do not scale. All measurements and areas are approximate and for identification purposes only.

Mesoni Ltd is acting as the agent for the current homeowner, managing enquiries and coordinating viewings. Please be advised that Mesoni Ltd is not functioning as an estate agent for this property.

Mesoni Ltd
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