



Lonsdale Road, Barnes SW13



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A very special Italianate style Victorian villa in a highly desirable Barnes location.

This wonderful period house is arranged over four floors and measures over 4,000 sq ft approximately. Throughout the property there is stunning architecture, stylish design, and incredible volume and light.



Guide price: £5,250,000

Tenure: Available freehold

Local authority: London Borough of Richmond Upon Thames

Council tax band: H





As you would expect in a house of this period there are numerous features such as the grand ceilings heights in the double reception room, elegant fireplaces and ornate cornicing detail. On arriving at the property you are immediately struck by it's presence and charm as well as it's excellent symmetry. The raised ground floor entrance is followed by a beautifully light hallway with the fine reception room falling to the left. There is also a study and a WC to complete this floor. Moving to the first floor there is a luxurious principal bedroom suite encompassing a large bedroom area, dressing room, bathroom and an area to relax and work. The second floor provides an excellent area for children and visiting guests as it comprises two double bedrooms and two bathrooms. The lower ground floor is an outstanding area and is ideal for the family to relax and entertain. The area encompasses a bespoke kitchen, with a range of fitted appliances, kitchen island with stools, family TV area, utility room. The main living room and bedrooms also feature ceiling-installed speakers, and the entire house is wired for Wi-Fi. There is also a further bedroom suite with bathroom, perfect for a live in Nanny, au pair or housekeeper.



The landscaped front garden is gated and provides plenty of space for the family to enjoy in the warmer months. There is also private off street parking. The rear garden features a spacious garden studio, currently utilised as a home office and gym. It is equipped with underfloor heating and air conditioning. The garden also has additional space to entertain and eat alfresco in the summer months and there is also a large garden studio currently used as a home office and gym.

Location Description

Lonsdale Road is a prestigious address within Barnes and is close to the River Thames and within walking distance of Hammersmith Underground Station (Piccadilly, District, and Hammersmith & City Lines) as well as the shops and restaurants of Barnes Village.

The property also benefits from being in close proximity to some of the best schools in London with St. Paul's as well as The Harrodian being walking distance.

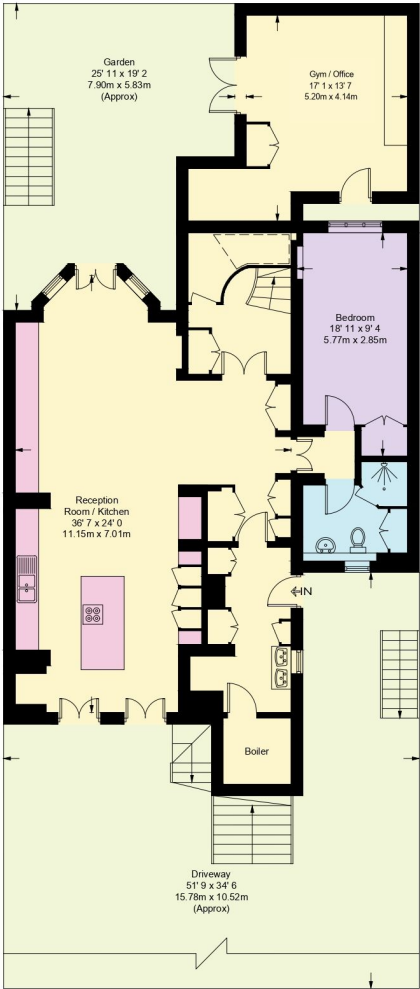




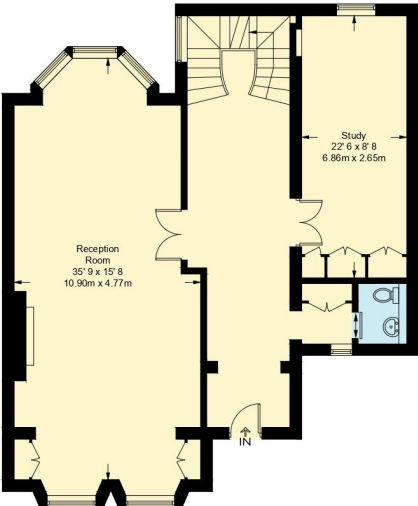
The rear decked garden has additional space to entertain and eat alfresco in the summer months and there is also a large garden studio currently used as a home office and gym.



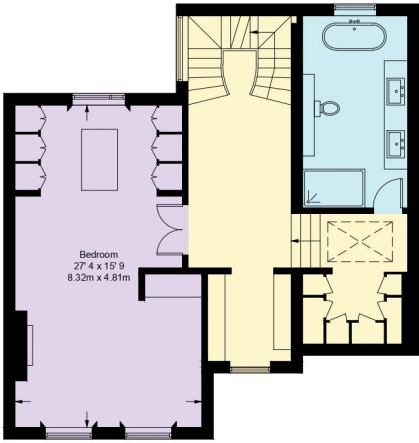
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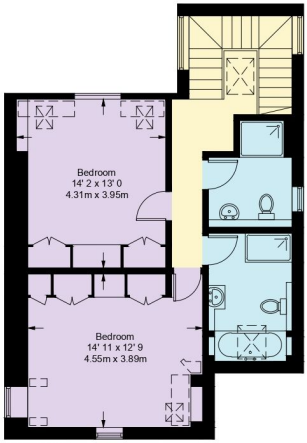
Lower Ground Floor
1176 sq ft / 109.3 sq m
(Including Reduced Headroom)



Upper Ground Floor
1084 sq ft / 100.7 sq m



First Floor
931 sq ft / 86.5 sq m



Second Floor
641 sq ft / 59.6 sq m
(Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 3798 sq ft / 352.9 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 34 sq ft / 3.2 sq m
Gym / Office = 238 sq ft / 22.1 sq m
Total = 4070 sq ft / 378.2 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Particulars dated May 2024. Photographs and videos dated May 2024.
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