



GERARD ROAD

Barnes SW13







# CONTEMPORARY, RIVERSIDE PROPERTY

A truly remarkable opportunity to acquire this contemporary,  
riverside property situated in a prime Barnes location



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EPC

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Local Authority: Richmond Upon Thames

Council Tax band: H

Tenure: Freehold

Guide Price: £3,850,000



## STYLISH AND MODERN PROPERTY

This iconic and modern house is situated in a prominent position within SW13. The property is arranged over three principal floors and offers in excess of 3,000 sq ft approximately.

Originally built in 2002 it has been excellently maintained by the current owners and was further developed in 2022 at which point a frameless glass cube was built on the top floor, to maximise river views and the sunset and now hosts a majestic dining room.

On arriving at the property you are instantly impressed with the stylish design and the sense of space around the plot. There is a driveway providing private off street parking for two cars, with an EV charging point and area for bikes/motorbikes.











## IDEAL SPACE TO ENTERTAIN & RELAX

Once inside there is a spacious reception room with glass doors running right the way around, allowing easy access to enjoy the patio and garden beyond. A fully fitted kitchen with Silestone work surfaces and follows with a range of fitted appliances. To complete this floor there is a study / fourth bedroom with a walk in wardrobe, and a cloakroom.

Moving to the first floor there is a fantastic principal suite with dressing room, bathroom and access onto the balcony. Two further bedrooms and two bathrooms follow, with both rooms of a good size and perfect for family or visiting guests.

It is when you reach the top floor and take in the light, space, and views that you fully appreciate what a special house it is. This floor creates the ideal space to entertain, relax, and enjoy time with friends and family. There is a further reception room, galley kitchen and a glass dining room with air conditioning. An exceptional terrace with plenty of areas to sit and enjoy the view completes the accommodation.

The property also benefits from underfloor heating throughout, and air conditioning in the principal rooms.







# LOCATION

Barnes Village provides an eclectic range of shops, cafe's, bars and restaurants as well as the famous duck pond. There are pleasant towpath walks along the River Thames within a close proximity of this property as well as plenty of green open space on Barnes Common and Richmond Park.

Access to the M4 (Heathrow) to the west is close by as are links into Central London to the East.

Barnes Bridge Station provides a frequent service into London Waterloo and Richmond. Hammersmith Broadway provides an underground and bus network system.

There are excellent schools in the area and of particular note – St Paul's, The Harrodian, The Swedish School and Ibstock Place School.



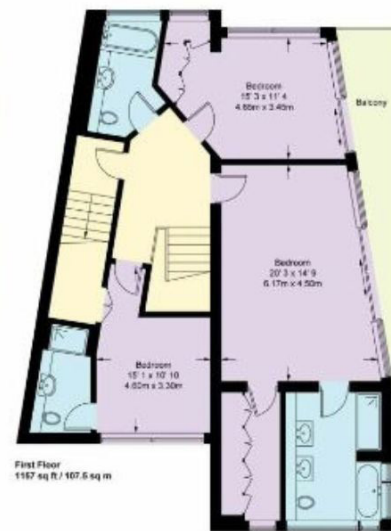












Approximate Gross Internal Area = 293.8 sq m / 3162 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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