



# Elm Grove Road

Barnes, SW13

Asking Price  
£2,000,000

A very well presented, four bedroom family house on this highly regarded road in Barnes village. This classic period property has been recently upgraded in certain areas and is maintained to a high standard.

The house is approached via an attractive front garden and pathway into a through hallway with staircase. There is an elegant double reception room with excellent natural light, bespoke joinery around the fireplaces and has dual access to the rear of the house and hall. There is a guest cloakroom and under stairs storage. The kitchen / dining room is exceptionally spacious and allows for several layouts. There are full width bi-folding doors leading on to a delightful west facing garden which is not overlooked.

On the first floor there is a large main bedroom at the front of the house with a bay window and plenty of fitted wardrobe space. There are two further double bedrooms and a recently installed, modern family bathroom. On the second floor there is a spacious double bedroom at the rear, a modern shower room and plenty of cupboard space. This property boasts a very large loft space which is currently used for storage and could be converted into a further bedroom, subject to planning permission.

Elm Grove Road is a renowned road in Barnes, well-located off Church Road, close to the Olympic Cinema and Barnes Common. Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites and award-winning restaurants. The Village also hosts a weekly Farmers' Market.

**CHESTERTONS**



# Elm Grove Road

## Barnes, SW13

- A Superb 4 Bedroom House
- Presented in Excellent Condition
- South West Facing Garden
- Extended Kitchen / Family Room
- Barnes Village Location
- Scope to Extend (STPP)
- Chain Free
- EPC Rating C



## Schooling and Transportation

Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent mainline services into London Waterloo. There are regular bus routes towards Hammersmith Bridge (currently open to cycle and foot traffic), which benefits from an underground network and further buses. There are some excellent schools in the area, including St Paul's Boys & Juniors, The Harrodian and The Swedish School and St Odmond's Primary, Barnes Primary and Lowther Primary schools.

**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** London Borough Of Richmond Upon Thames  
**Council Tax Band:** H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Barnes Village Sales

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 Barnes  
 London  
 SW13 9LD  
 barnes@chestertons.co.uk  
 020 8748 8833  
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## Elm Grove Road, SW13

Approximate gross internal area

212.46 sq m / 2287 sq ft

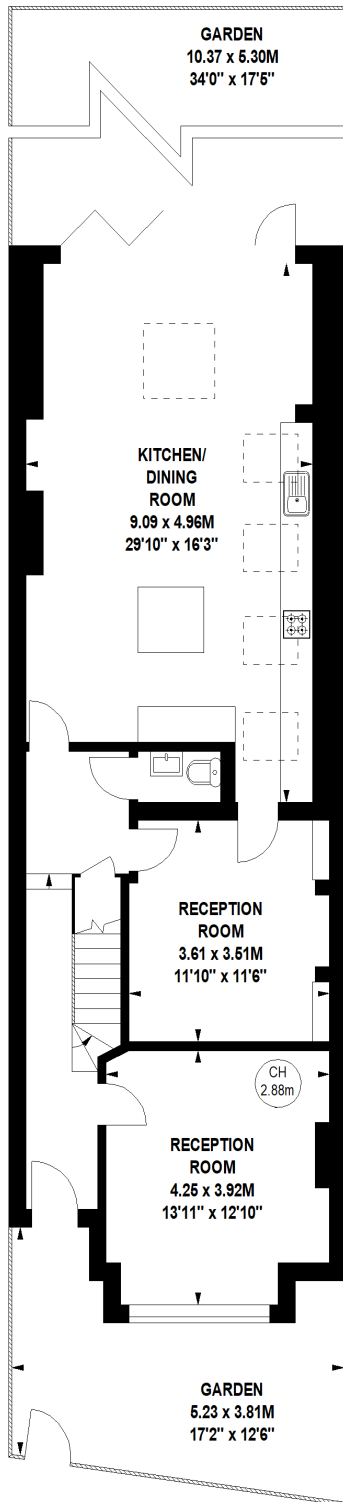
(Including Eaves Storage)

Eaves Storage

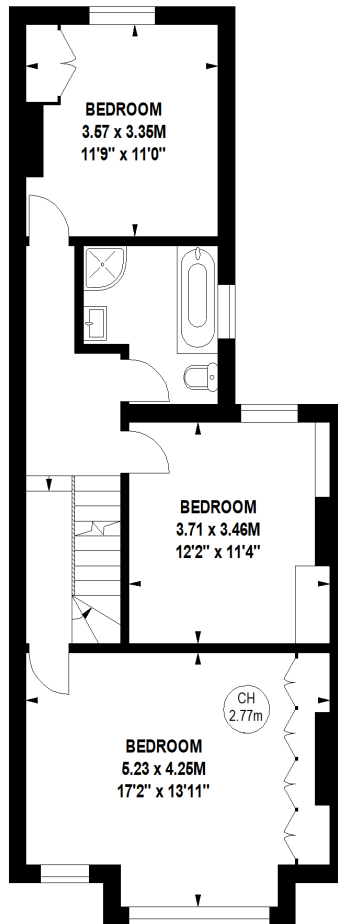
37.62 sq m / 405 sq ft



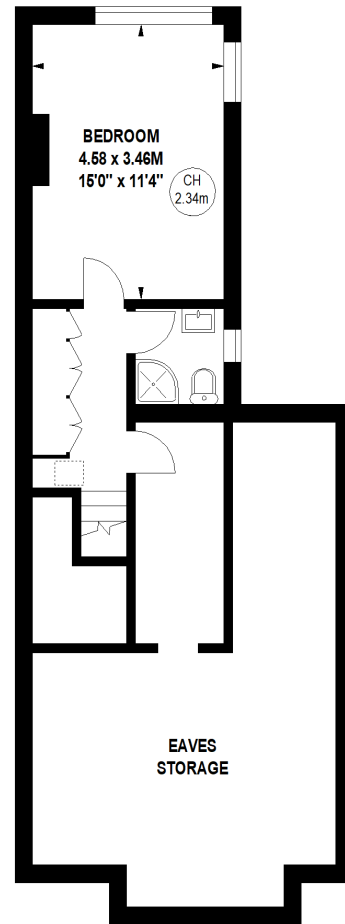
Key :  
CH - Ceiling Height



Ground Floor



First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

