



Lonsdale Road

Barnes, SW13

Asking Price
£3,100,000

A very well designed and beautifully presented, semi-detached house for sale in Barnes. This substantial property is well positioned with open views across the St Paul's School playing fields, with a south facing 82 ft garden and off street parking for several cars.

Comprising a welcoming entrance hallway, a formal front reception room, a ground floor cloakroom / shower room, under stairs storage, then further into a fully extended and open plan kitchen / dining room / family room offering superb multipurpose living space. There are sliding doors to the garden and excellent natural light. The kitchen offers an extensive range of fitted units, integrated appliances and a large central island.

On the first floor there are three large double bedrooms with fitted wardrobes, a smaller bedroom or study with a balcony and a modern bathroom. The top floor is flooded with natural light and offers a principle bedroom suite with a spacious en-suite bathroom, walk in wardrobe and plenty of eaves storage area.

Lonsdale Road is a desirable south west London address, offering a balance of village-style living and convenient commuting. Close by there is a parade of amenities and independent eateries, whilst nearby Barnes Village is home to the well-known duck pond and a weekly farmers' market. The Village offers an array of boutiques, cafés and High Street favourites including the Olympic Cinema and restaurant and Rick Stein's on the river.

CHESTERTONS



Lonsdale Road

Barnes, SW13

- An Impressive Semi Detached House
- Beautiful 82 ft South Facing Garden
- 5 Bedrooms / 3 Bathrooms
- Off Street Parking for Several Cars
- Spacious and Light Rear Extension
- Uninterrupted Views
- Chain Free
- EPC Rating C



Location / Schooling / Transport

An ideal location for families, the area has outstanding state and private school options, including St Paul's boys and juniors school, the Harrodian, the Swedish school, St. Osmonds, Barnes and Lowther primary schools to name a few. There are everyday amenities such as dry cleaning, small supermarkets and coffee spots on your doorstep alongside a selection of pubs, cafes, delis and restaurants. Local favourites include Alma cafe, the Red Lion pub and Church Road restaurant. Barnes village also holds a farmers market every Saturday. For the sports enthusiasts, The Riverside Health Club is just across Barnes Bridge while Rocks Lane offers a wide range of sporting activities.

Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. There are regular bus routes towards Hammersmith (Hammersmith Bridge open to foot traffic), which benefits from an underground network and further buses.

Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough Of Richmond Upon Thames

Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	69	81
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			

England, Scotland & Wales EU Directive 2002/91/EC

Chestertons Barnes Village Sales

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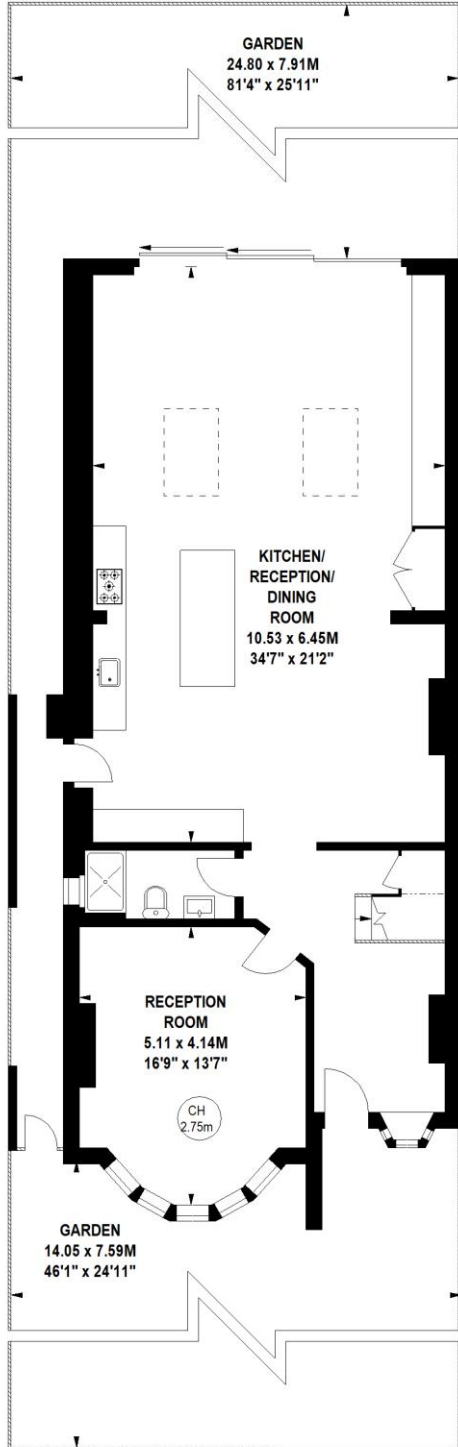
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Lonsdale Road, SW13

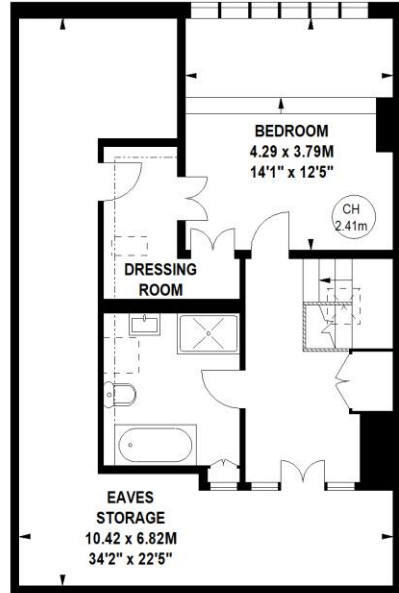
Approximate gross internal area
246.74 sq m / 2656 sq ft
 (Including Eaves Storage)
Eaves Storage
 28.24 sq m / 304 sq ft



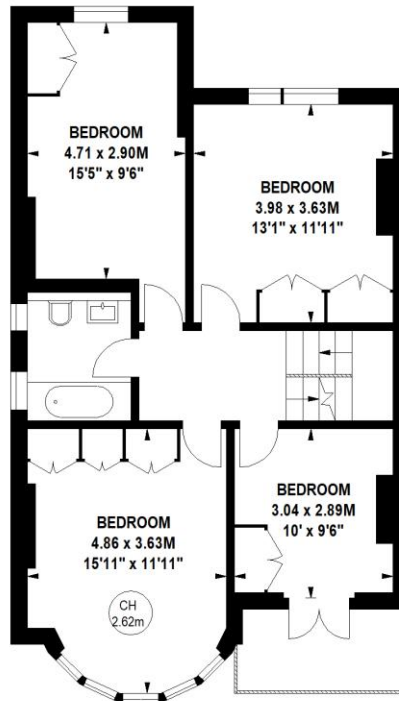
Key :
 CH - Ceiling Height



Ground Floor



Second Floor



First 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

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