



# Lonsdale Road

Barnes, SW13

Asking Price £2,375,000

A substantial semi-detached house for sale, in Barnes, opposite St Paul's School. This well-presented family home boasts five bedrooms, two bathrooms, a generous ground floor living space, a south-facing garden and off-street parking for several cars.

Downstairs comprises a gracious entrance hall, an open dining room with a fitted kitchen and family space, a ground floor utility room, a cloakroom and a front reception room, boasting its own in-floor spiral wine cellar. Off the rear dining area, there are large doors to the garden providing excellent natural light. There is side access to the garden.

On the first floor, there are four bedrooms and a generous family bathroom. The top floor is flooded with natural light and offers a bedroom suite with a large bathroom, a walk-in wardrobe and plenty of eaves storage space.



# Lonsdale Road

## Barnes, SW13

- An Impressive Semi-Detached House
- Five Bedrooms & Three Bathrooms
- Off-Street Parking for Several Cars
- Spacious and Light Rear Extension
- EPC Rating D

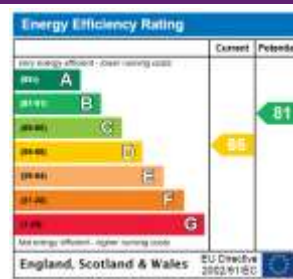


Lonsdale Road is a desirable south west London address, offering a balance of village-style living and convenient commuting. Close by, there is a parade of amenities and independent boutiques and eateries; whilst nearby Barnes Village is home to the well-known duck pond and a weekly farmers' market.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

An ideal location for families, the area has outstanding state and private school options, including St Paul's Boys and Junior schools, The Harrodian, The Swedish School, St. Osmund's 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, cafés, delicatessens and restaurants. Local favourites include Alma Café, The Red Lion pub and Church Road restaurant. For the sports enthusiast, The Riverside Health Club is just across Barnes Bridge, while Rocks Lane offers a wide range of sporting activities.

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

Tenure: Freehold  
 Local Authority: Richmond  
 Council Tax Band: G



*Chestertons Barnes Sales*

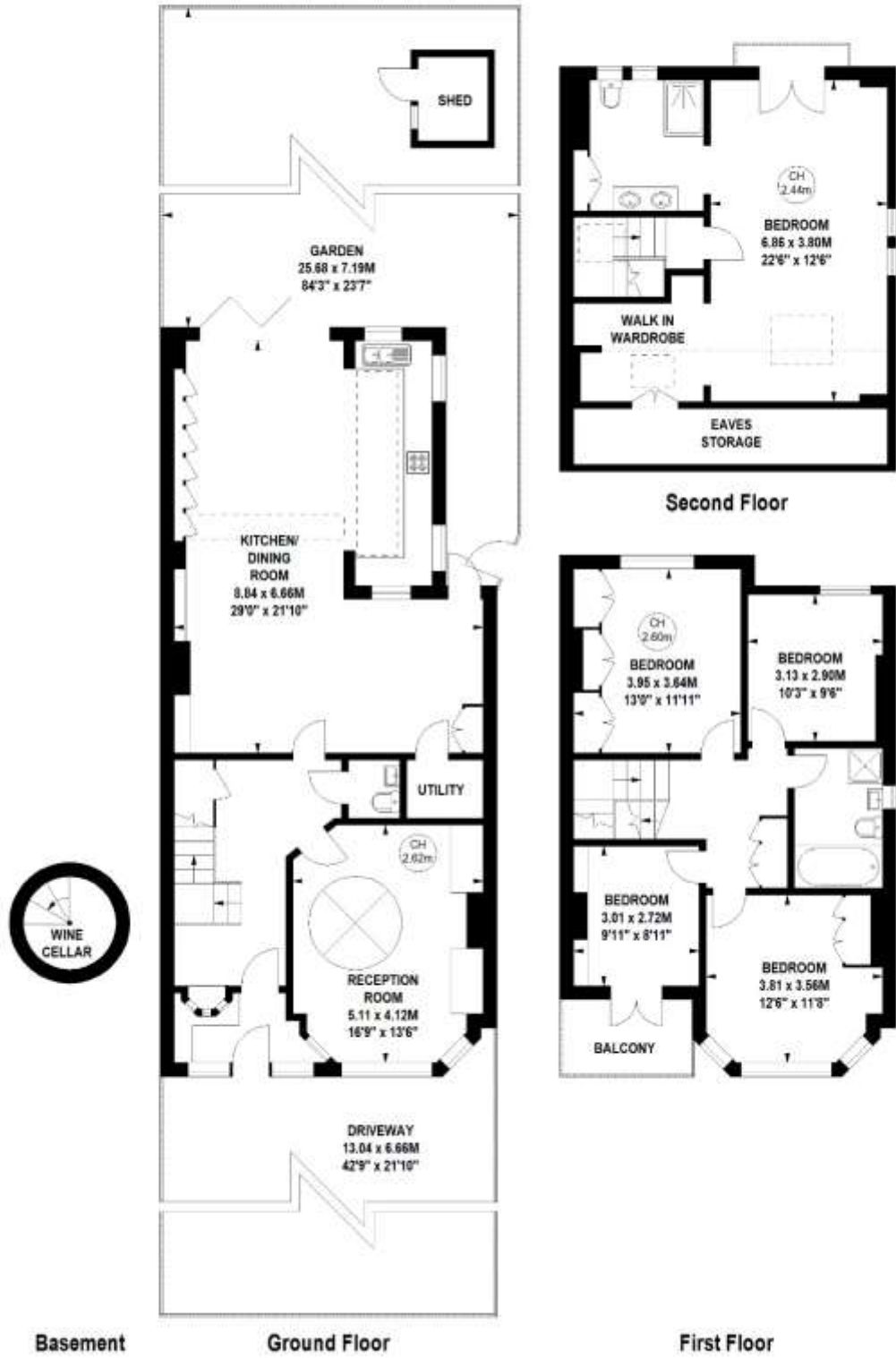
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# Lonsdale Road, SW13

Approximate gross internal area  
**218.69 sq m / 2353 sq ft**  
 (Including Eaves Storage)  
**Eaves Storage**  
 8.08 sq m / 87 sq ft



Key:  
 CH - Ceiling Height



**Basement**

**Ground 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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