



# Melrose Road

Barnes, SW13

Asking Price  
£1,575,000

A wonderful period property located in the centre of Barnes village. This four bedroom house has been extended over the years and boasts a predominantly west facing garden.

The ground floor comprises an entrance hallway and guest cloakroom, a spacious front reception room with high ceilings, through to a fully open plan kitchen / dining / further reception room with breakfast bar, plenty of fitted cupboards, good natural light from skylights and with full width bi-fold doors leading to the garden.

The first floor offers three double bedrooms all with fitted wardrobes and a modern family bathroom. On the top floor there is a generous main bedroom with modern en-suite bathroom and additional eaves storage space.

Melrose Road runs off Barnes High Street which offers a wealth of amenities and independent retailers. The famous Barnes Pond is a short walk away. The open spaces of Barn Elms and Barnes Common are close by as well as the river Thames for several well trodden paths and there is access over the River via Barnes Bridge.

Barnes is surrounded on three sides by the River Thames, providing lovely walks, and has the world famous London Wetlands centre. For the sports enthusiast, The Riverside Health Club is just across Barnes Bridge, while Rocks Lane offers a wide range of sporting activities and Richmond Park is approximately two miles away. Barnes also offers an eclectic range of shops, award-winning restaurants and the famous duck pond.

**CHESTERTONS**





# Melrose Road

Barnes, SW13

- A Wonderful Period House
- In Heart of Barnes Village
- Four Bedrooms
- Extended
- Chain Free
- EPC Rating D





## Schooling and Transport

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

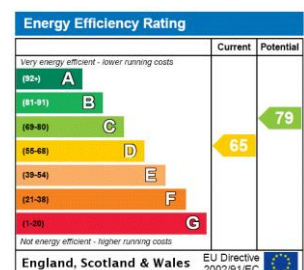
**Tenure:** Freehold

**Service Charge:** £0

**Ground Rent:** £0

**Local Authority:** London Borough of Richmond upon Thames

**Council Tax Band:** G



## Chestertons Barnes Village Sales

68-69 Barnes High Street

Barnes

London

SW13 9LD

barnes@chestertons.co.uk

020 8748 8833

chestertons.co.uk

# Melrose Road, SW13

Approximate gross internal area

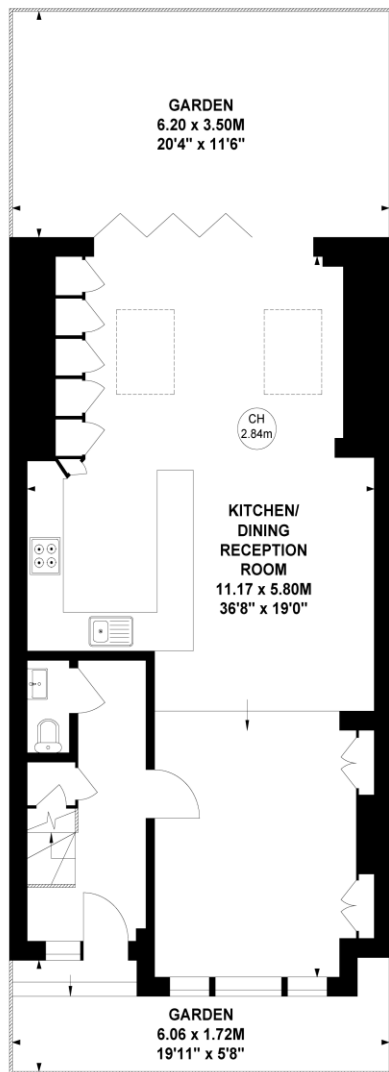
**145.07 sq m / 1561 sq ft**

**(Including Eaves Storage)**

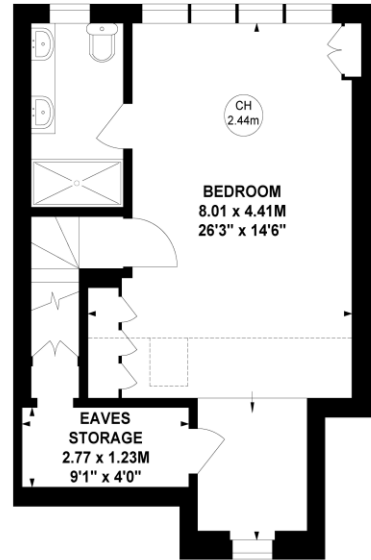
**Eaves Storage**

**3.42 sq m / 37 sq ft**

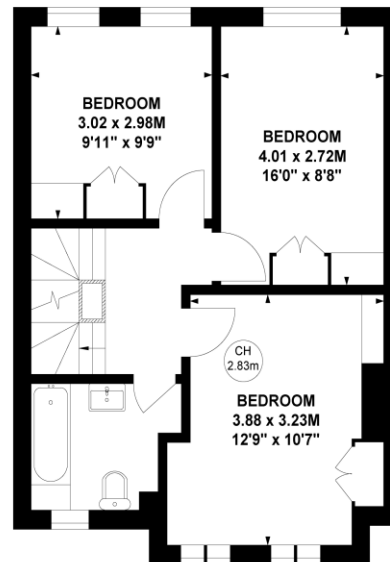
Key :  
CH - Ceiling Height



**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

