



# Melrose Road

Barnes, SW13

Asking Price  
£1,795,000

A very attractive, end of terrace, period house located in the very heart of Barnes Village. This beautiful family home has been extended and upgraded in recent years and is presented in excellent condition. It benefits from a generous south facing garden and is being sold chain free.

The property comprises on the ground floor a wide entrance hall which leads to a light and bright front reception room with fireplace and double doors to the rear of the house where there is a spacious open plan kitchen / living area with plenty of fitted units, a breakfast bar and bi-folding doors leading to a sunny garden. There is a guest cloakroom under the stairs.

On the first floor there is a main bedroom to the front of the house with dressing area and wardrobes, a second double bedroom and a modern family bathroom. The top floor offers two double bedrooms, one with a stylish en-suite shower room and plenty of useful eaves storage.

Melrose Road is just 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.

**CHESTERTONS**





# Melrose Road

Barnes, SW13

- An Attractive End Of Terrace House
- Central Barnes Village
- South Facing Garden
- 4 Double Bedrooms
- Excellent Condition
- Chain Free
- EPC Rating E





### Location / Schooling / Transportation -

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.

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.

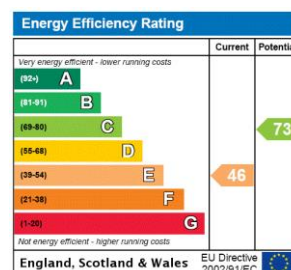
**Tenure:** Freehold

**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

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# Melrose Road, SW13

Approximate gross internal area

**153.82 sq m / 1656 sq ft**

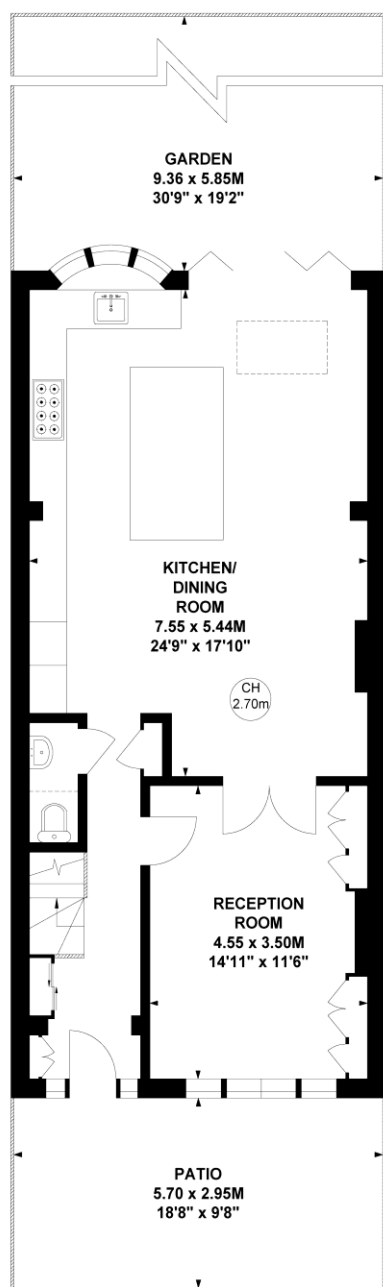
**(Including Eaves Storage)**

**Eaves Storage**

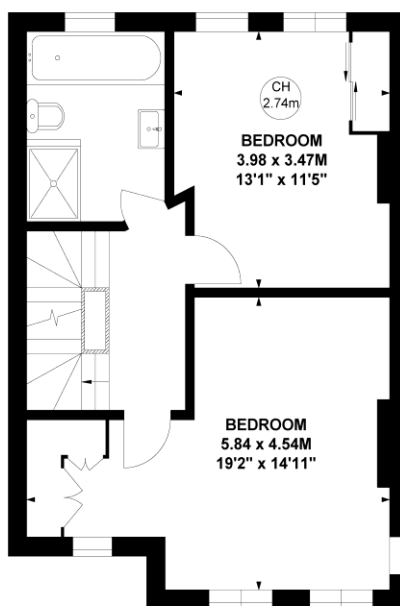
**5.11 sq m / 55 sq ft**

Key :

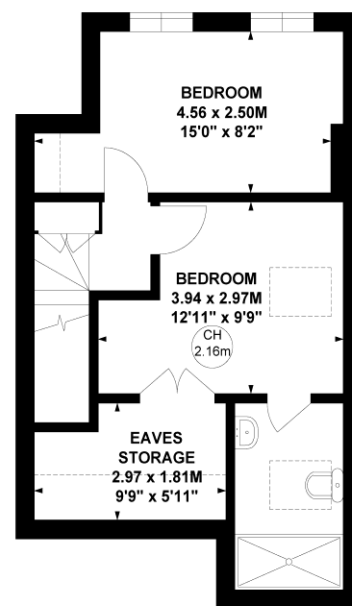
CH - Ceiling Height



**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**

