



The Crescent

Barnes, SW13

Asking Price
£3,000,000

A rarely available 'Lion House' located in a premier position overlooking Barnes Green with a generous south facing garden. This handsome period property with many original features, comes to the market for the first time in approximately thirty years and offers just under 3000 sq ft of internal accommodation.

Approached via a mature front garden and pathway this property comprises a wide entrance hallway and a large double reception room with bay window and access to the rear garden. There is a utility room with side access and a guest cloakroom. To the rear of the property there is a spacious kitchen and further reception room with French doors leading to the garden. The basement is well proportioned with a 2.4m ceiling height and additional storage.

Upstairs, the landing is flooded with natural light from several skylights and there is a full width master bedroom to the front of the property with large sash windows, views over the Green and a balcony. There are two further double bedrooms and two family bathrooms on this floor. On the second floor there is a further double bedroom with plenty of eaves storage space.

The Crescent is a prime, central Barnes village road adjacent to Barnes Green and is close to many independent boutiques and eateries, as well as some High Street favourites, award-winning restaurants and the famous duck pond. Barnes Village also hosts a weekly Farmers' Market.

CHESTERTONS



The Crescent

Barnes, SW13

- A Splendid Lion House
- Overlooking Barnes Green
- Generous South Facing Garden
- Potential to Extend / Upgrade (STPP)
- 4 Bedrooms
- Basement
- Approx 3000 sq ft
- 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.

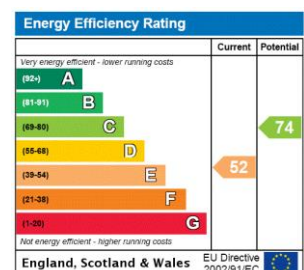
Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: G - * This property is in Conservation area CA1 Barnes Green



Chestertons Barnes Village Sales

68-69 Barnes High Street

Barnes

London

SW13 9LD

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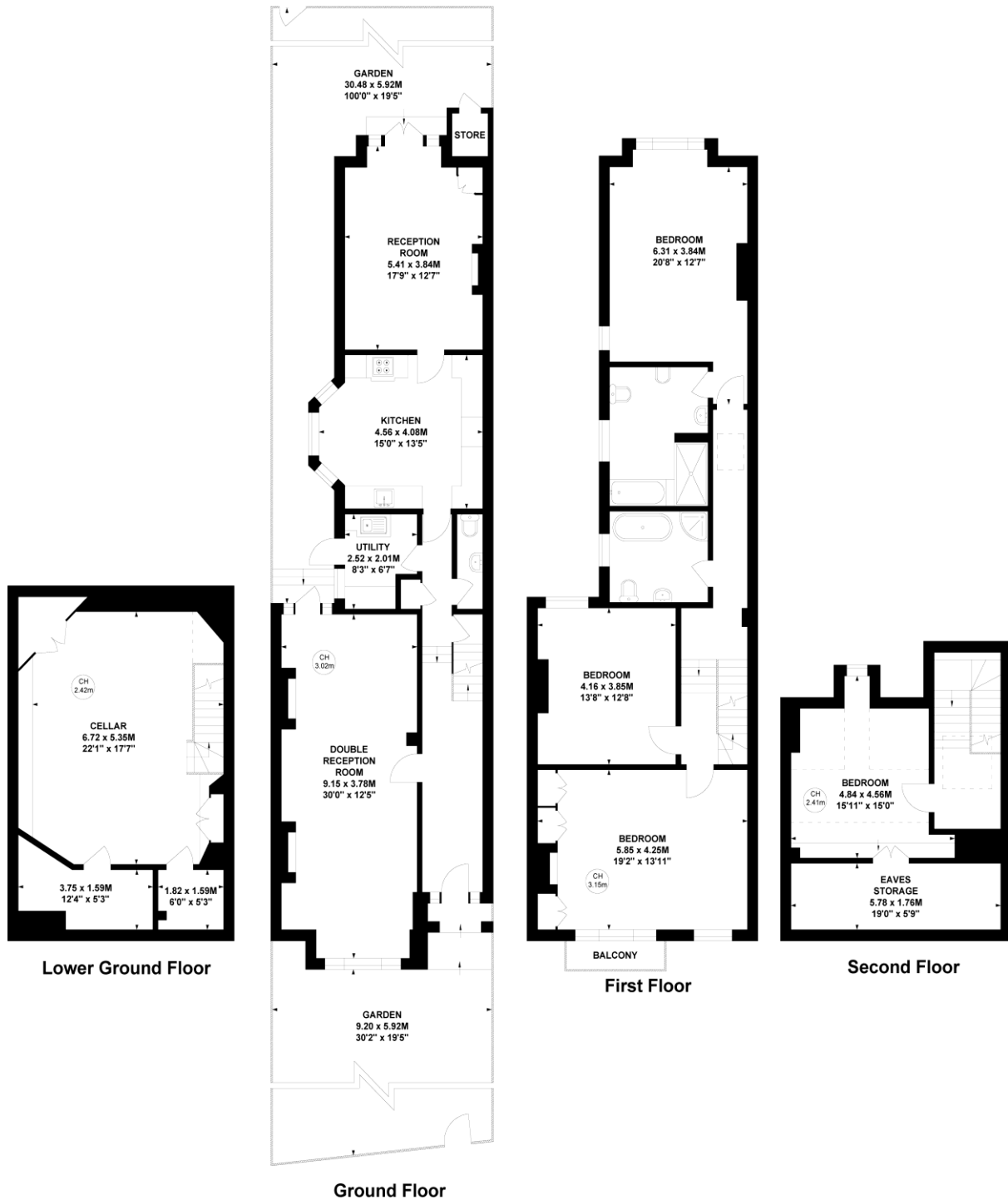
020 8748 8833

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Approximate gross internal area
277.38 sq m / 2986 sq ft
 (Including Eaves Storage & Store)
Eaves Storage
10.27 sq m / 111 sq ft
Store
1.14 sq m / 12 sq ft

Key :
 CH - Ceiling Height



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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