



Lillian Road

Barnes, SW13

Asking Price £1,350,000

A stylish terraced house, with a generous south-facing garden, located on a quiet residential cul-de-sac in north Barnes. The accommodation is arranged over three floors and boasts three double bedrooms.

Comprising a spacious reception room with wood flooring, large windows and an exposed brick chimney breast on the ground floor. The impressive kitchen and dining room has exposed steel work and a glass ceiling, as well as bi-folding doors onto the garden. The garden allows for low-maintenance enjoyment and provides rear access onto Glenthams Road. There is also a utility room and a cloakroom on this floor.

Upstairs, the first floor offers two of the three double bedrooms, hallway storage and a stunning bathroom with a freestanding bath and a walk-in shower. On the top floor, there is a further double bedroom with a Juliet balcony, a modern bathroom and ample eaves storage.

Lillian Road is well-positioned for shops and restaurants on nearby Castelnau, with access to the towpath by the river Thames. Hammersmith Station is the closest transport hub, with four underground lines (Hammersmith Bridge currently open to pedestrians and cycles). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge Stations.

There are some excellent schools in the area, including renowned St. Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther and St. Osmund's.

CHESTERTONS



Lillian Road

Barnes, SW13

- Stylish Period House
- Well-Proportioned Accommodation
- Three Double Bedrooms
- Generous South-Facing Garden
- Convenient for Hammersmith Station
- Chain Free



Tenure: Freehold
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: F

This property is in conservation area CA 25 Castelnau.

*Please note – some older photos used.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Sales

68-69 Barnes High Street
Barnes
London
SW13 9LD
barnes@chestertons.co.uk
020 8748 8833
chestertons.co.uk

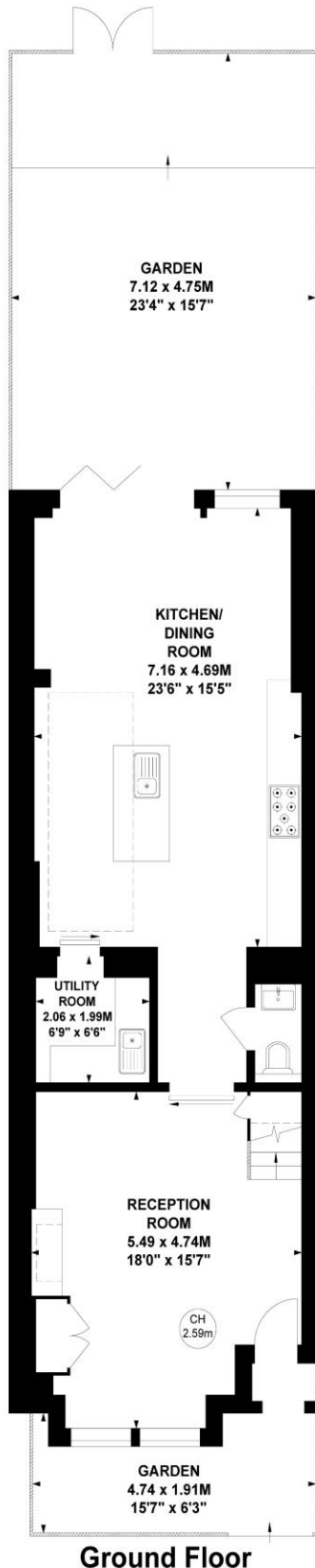
Lillian Road, SW13

Approximate gross internal area

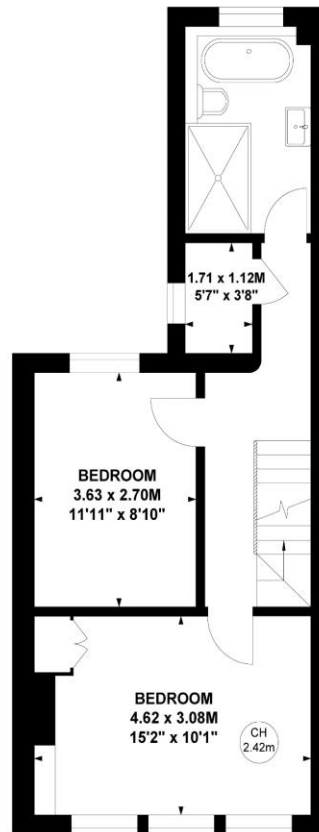
138.70 sq m / 1493 sq ft

(Including Eaves Storage)

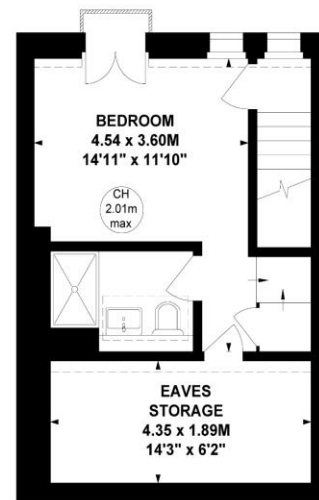
Eaves Storage : 8.45 sq m / 91 sq ft



Ground Floor



First Floor



Second Floor

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

