



Kilmingston Road

Barnes, SW13

Asking Price £1,400,000

A fantastic semi-detached house, in north Barnes, close to the River Thames. This lovely property boasts a wonderful south-west facing garden with a fully-wired and plumbed studio/gym, a patio area and an artificial lawn.

The accommodation is arranged over three floors and the ground floor is flooded with natural light from windows at both ends and large skylights. The entrance hall has excellent storage and leads through to a utility room with additional side access. There is a reception room to the front of the house with a bay window, which leads through to a spacious kitchen with a central island and further to a dining area with double-doors onto the garden.

On the first floor, there are two double bedrooms, a smaller bedroom and a stylish, recently upgraded, family bathroom. On the second floor, there is a stunning principal bedroom with large walk-in wardrobe and dressing area, plenty of eaves storage and a modern en-suite shower room.

The house has recently been upgraded with a state-of-the-art solar energy system, for maximum efficiency and sustainability. There is previous planning permission granted for remodelling if a new owner wanted to make any changes. At the front of the house, is a well-maintained garden, side access to the rear of the house and high-end storage units for bicycles.

Kilmingston Road is located just off well-known Lonsdale Road, offering a balance of village-style living and convenient commuting. Close by, is a parade of amenities and independent eateries; whilst nearby Barnes Village is home to the well-known duck pond and a weekly farmers' market. The Village boasts an array of boutiques, cafés and High Street favourites, including the Olympic Studios cinema and restaurant and Rick Stein's on the river.



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- Superb Semi-Detached House
- Open-Plan Ground Floor Living
- South West Facing Garden
- Four Bedrooms
- Modern Studio / Gym
- Approximately 1,655 sq. ft.
- EPC Rating C



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.

Hammersmith Station is the closest transport hub, with four underground rail lines (Hammersmith Bridge currently open to pedestrians and cycles only). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge.

Tenure: Freehold

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: E

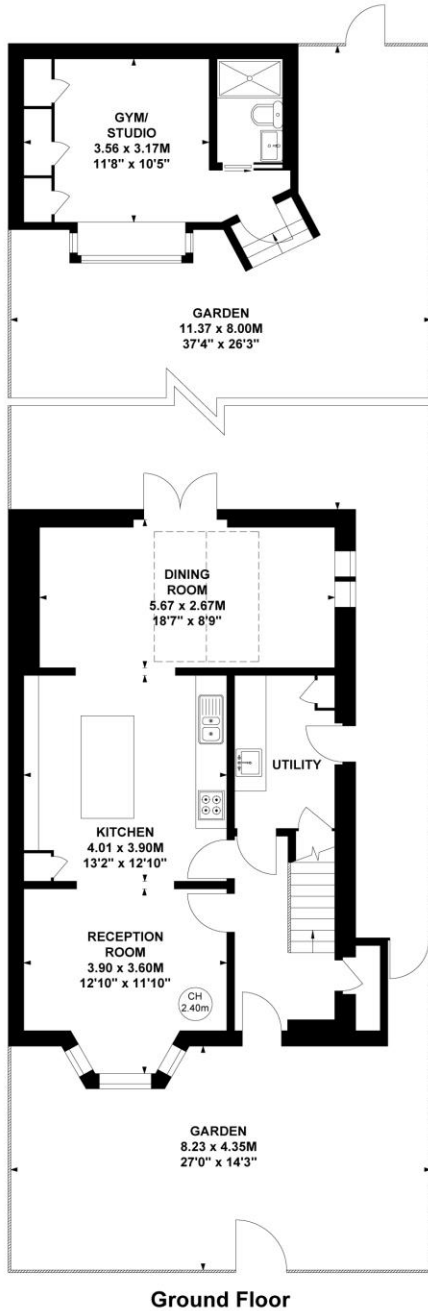
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Barnes Sales

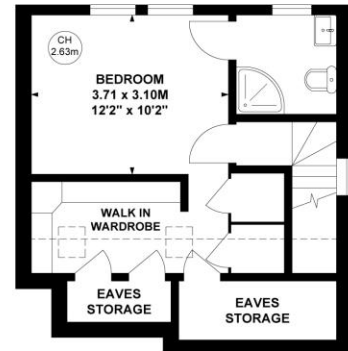
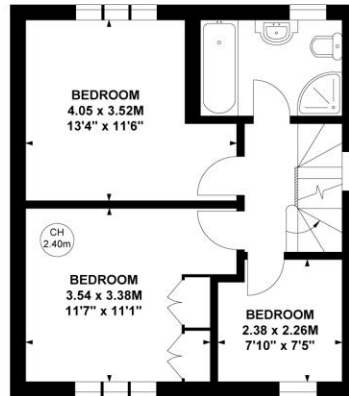
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Approximate gross internal area
153.75 sq m / 1655 sq ft
 (Including Eaves Storage & Studio)
Studio
15.86 sq m / 171 sq ft



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