



Lonsdale Road

Barnes, SW13

Guide Price £1,750,000

A beautiful, light, horizontal detached house, set on a large plot on this popular road in Barnes. Currently with a spacious ground floor living area, a well-established private 82 ft. south-facing rear garden and off-street parking for several cars.

On the ground floor, there is an entrance hall with a guest cloakroom and a large modern kitchen which leads through to a dining room and reception room overlooking an inner courtyard. There are two further reception rooms on this floor with direct access to the rear garden.

On the first floor, there is a main bedroom with built-in wardrobes and an en-suite shower room. There are two further double bedrooms with wardrobes, as well as a main bathroom and storage on the landing.

If of interest, the owner has advised there is a pre-planning application to demolish the existing property and rebuild a detached house of circa 3,000 sq. ft., including a basement. We are happy to share some proposed drawings in relation to this. There is also the option to extend the ground floor and/or extend into the loft space. We recommend any interested buyer consult with an architect or Richmond Planning Department; any development will be subject to obtaining relevant planning permission.

CHESTERTONS



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- Detached House
- South-Facing Garden
- Generous Plot
- Three Reception Rooms
- Off-Street Parking
- Opposite St. Paul's School
- Potential to Rebuild a New House Circa 3,000 sq. ft. (STPP)



Location / Schools / Transport

Lonsdale Road is a desirable south west London address, offering a balance of village-style living and convenient commuting. Close by, there 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 offers an array of boutiques, cafés and High Street favourites, including the Olympic Cinema & Restaurant and Rick Stein's on the river.

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 Primary and St. Osmund's Catholic Primary.

Hammersmith Station is the closest transport hub, with four underground rail lines (Hammersmith Bridge currently open to pedestrian and cycle traffic 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: F

Please note: some CGI images used to indicate a potential new house.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		

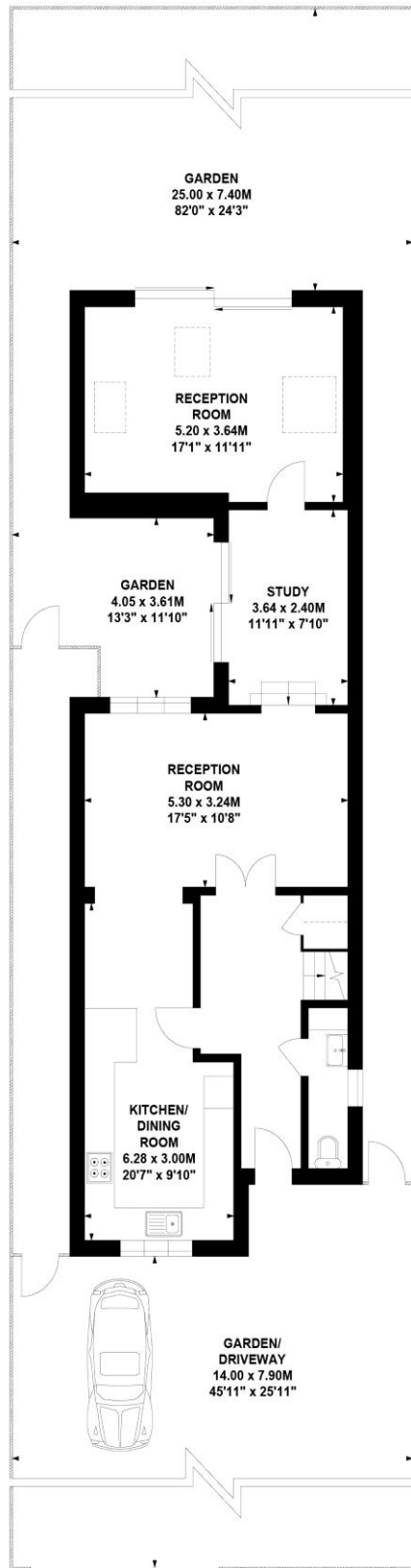
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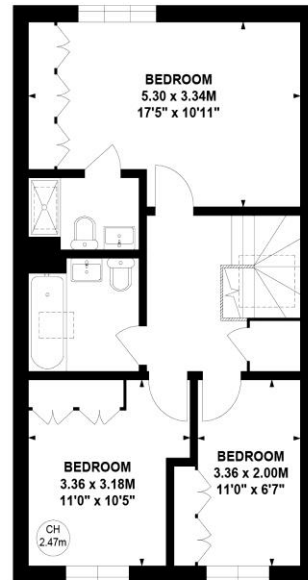
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Approximate gross internal area
130.80 sq m / 1408 sq ft

Key :
CH - Ceiling Height



Ground 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

