



Queen Elizabeth Walk
Barnes, SW13

CHESTERTONS





A well-presented semi-detached family home with a garage and driveway, located in the quiet and leafy part of Barnes. The gates to the London Wetlands Centre are a few hundred metres from the house, as is the Thames footpath leading to Putney and Hammersmith. This relatively modern house is arranged over three floors and offers balanced and bright accommodation throughout, with lovely views across Barn Elms playing fields.

The house has recently been redecorated and upgraded and is presented in excellent condition. The ground floor comprises an entrance hall, generous triple-aspect reception room with sliding doors onto the garden, a cloakroom, a stylish modern kitchen and additional breakfast room. On the first floor there are three double bedrooms with built-in wardrobes, two contemporary bathrooms and two balconies. The top floor is occupied by a large double bedroom with a new en-suite bathroom and plenty of eaves storage space.

There is a generous rear garden which is private and secluded and has side access from the front of the property. Additional features include two terrace-style balconies at the front and rear of the house, distant views of the London skyline from the top floor rooms.

Queen Elizabeth Walk is a quiet tree-lined cul-de-sac leading to the River Thames from the crossroads at Castelnau, Rocks Lane and Church Road. Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent services into London Waterloo, with Hammersmith tube station also just across Hammersmith bridge (currently accessible by foot and cycle traffic).

- A Unique Semi-Detached House
- Barnes Village Location
- 4 Bedrooms & 3 Bathrooms
- Garage & Driveway
- Near Barnes Mainline Station
- Historic Planning Permission Granted for rear extension and garage conversion refs - 19/1032/HOT and 02/2918

Guide Price
£1,750,000 -
£1.850.000

Energy Efficiency Rating		
Energy efficiency class - lower running costs	Current	Potential
92-100 A		82
81-91 B		
69-80 C		68
55-68 D		
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: London Borough Of Richmond Upon Thames
Council Tax Band: G EPC Rating D

Please note – some older photos used

Chestertons Barnes Village Sales

68-69 Barnes High Street
 Barnes
 London
 SW13 9LD

barnes@chestertons.co.uk
 020 8748 8833

Queen Elizabeth Walk, SW13

Approximate gross internal area
192.40 sq m / 2071 sq ft
 (Including Eaves Storage & Garage)

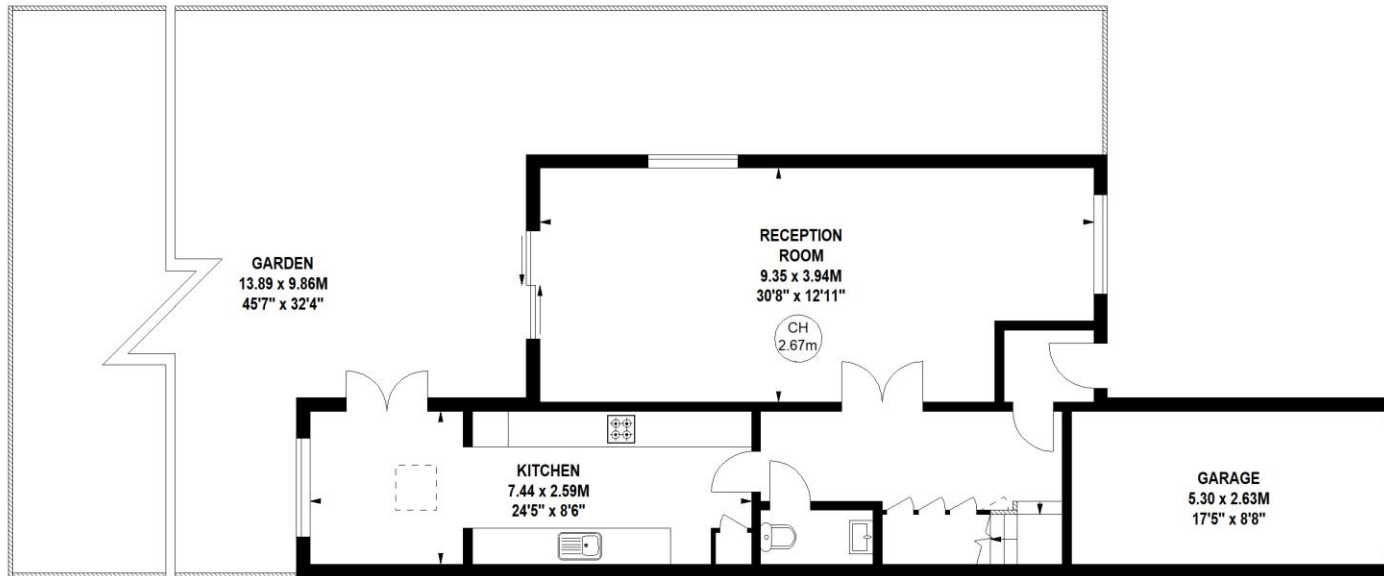
Eaves Storage
 4.27 sq m / 46 sq ft
 Garage
 13.94 sq m / 150 sq ft



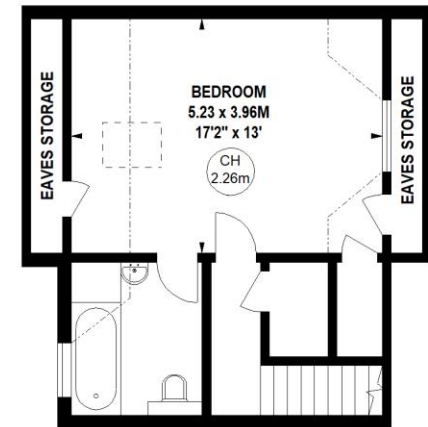
Key :
 CH - Ceiling Height



First Floor



Ground 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

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