



# Merthyr Terrace

Barnes, SW13

Asking Price £1,700,000

A very attractive period house located on this popular and quiet residential road near Hammersmith Bridge and the river Thames in Barnes. This traditional family house is presented in good condition, with high ceilings and offers four double bedrooms, generous living space, rear access and a lovely south facing garden.

Approached via a pretty front garden and internally comprising an entrance hall leading to a spacious front reception room with a bay window and fireplace. There is a further reception room / study which leads to the rear of the house which boasts an open plan reception / dining room and modern kitchen. There are two sets of doors leading to a lovely south facing walled garden with planted borders and rear access gate. There is also a ground floor cloakroom.

On the first floor there is a stylish family bathroom with picture window and partial glass roof. There is a generous main bedroom at the front of the house with plenty of fitted wardrobes and a further double bedroom to the back. On the top floor there are two double bedrooms with a shared modern bathroom. The loft space is boarded and provides excellent additional storage space.

Merthyr Terrace is a cul-de-sac road and is well-positioned for nearby shops and restaurants on 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 foot and cycle traffic). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge Stations. There are several good bus routes (33,209,419) accessible within a minutes walk from the property.

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, St Osmund's and Barnes Primary.

**CHESTERTONS**





# Merthyr Terrace

Barnes, SW13

- An Attractive Period House
- South Facing Garden
- 4 Double Bedrooms
- 2 Bathrooms
- Quiet Cul-de-Sac Road
- Chain Free
- EPC Rating C
- This property is in conservation area CA 25 Castelnau





**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** London Borough Of Richmond Upon Thames  
**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Barnes Village Sales*

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# Merthyr Terrace, SW13

Approximate gross internal area

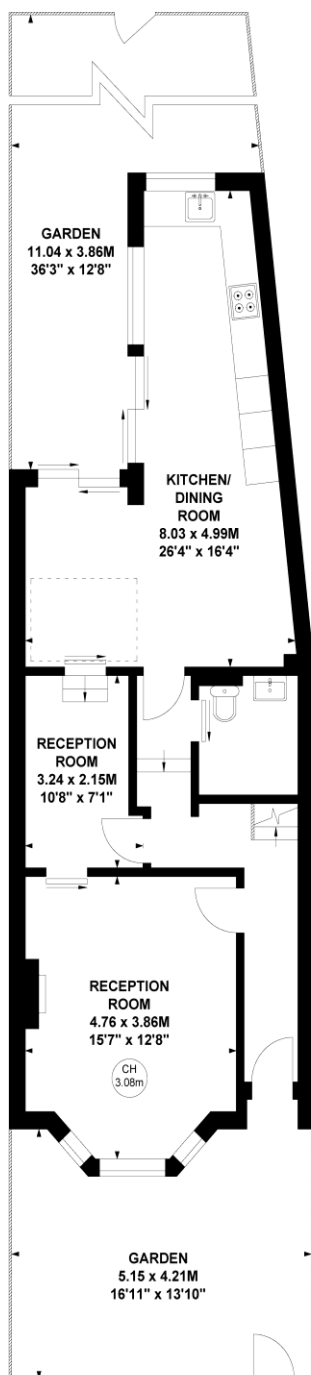
155.61 sq m / 1675 sq ft

(Excluding Loft)

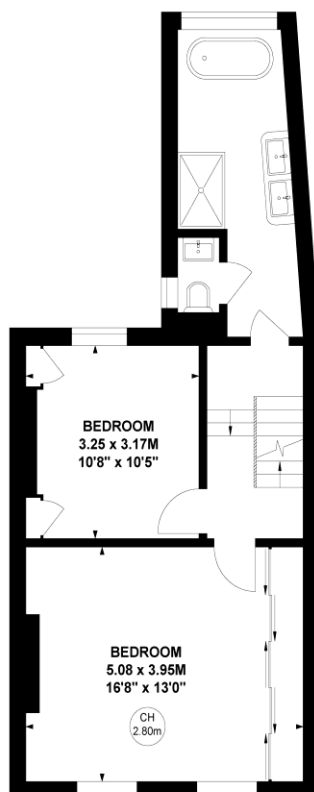
Loft 23.64 sq m / 254 sq ft

Key :

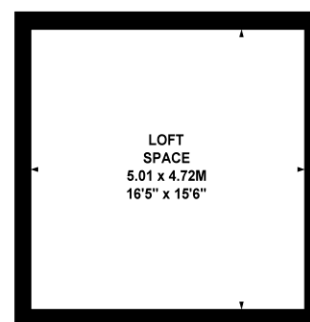
CH - Ceiling Height



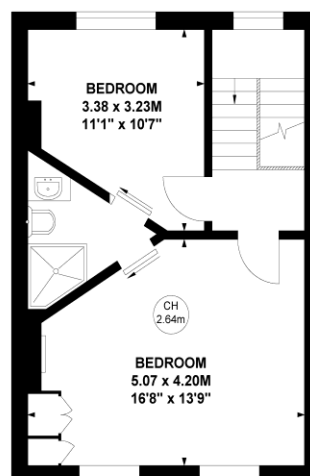
**Ground Floor**



**First Floor**



**Loft**



**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**

