

24 PARKE ROAD, BARNES, SW13 9NG

VP

VILLAGE
Properties

£2,700,000
FREEHOLD

- Rarely available detached house on a corner plot
- Large reception hall
- Home cinema room
- Double reception room
- Utility Room
- Guest cloakroom
- Large semi-open plan family kitchen with seating and dining areas
- 7 double bedrooms
- 4 bathrooms
- Low-maintenance rear garden with firepit and water feature
- Alarm
- Off-street parking
- Short walk into Barnes Village
- No chain

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SUMMARY

Situated in Barnes Village, this striking detached (which is a rarity in Barnes) modernist home built in the 1950s is spatially and technologically innovative throughout, it provides just under 3200 sq ft of internal accommodation, with an impressive arrangement of 7 bedrooms, 4 bathrooms and adaptable living and garden spaces.

The distinctive architectural profile forms a striking impression from the street level. Positioned on an attractive corner plot, the house is set back from the road and has a large covered porch and driveway providing off-street parking space and the possibility of creating a further space at the rear of the plot.

THE AREA

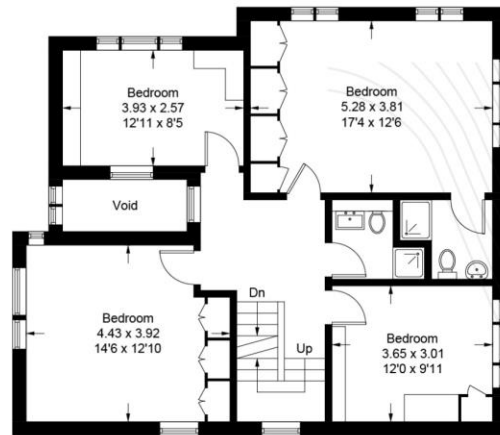
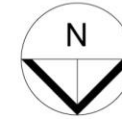
You'd be hard pressed to find another community like Barnes. It's fun, vibrant and a mix of thoroughly interesting and creative types who love their neighbourhood, reflected in the colourful list of coffee shops, delis, independent retail shops, great pubs and the much-loved Olympic Cinema.

It's also a hub of public transport; another factor in this extraordinary city fringe destination, along with exceptional public spaces (such as Barnes Common and Richmond Park), the Saturday Farmers markets and events at the OSO by the pond, keep you occupied and fulfilled at weekends.

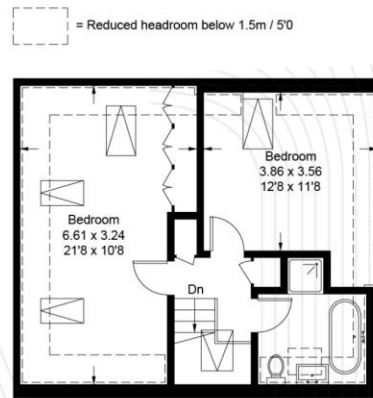
Parke Road is a quiet residential street that is situated slightly north of Barnes Village, and is immensely popular with families. Barnes is the ultimate village within a city, and life-long residents become misty-eyed about their childhood spent feeding the ducks on the pond, and sneaking into the Olympic Studios Cinema for a romantic teenage tryst. There are wonderful pubs along the river, and the annual Boat Race is a huge deal. Over 95% of the shops are independent, and it is renowned for its schools, which include St Pauls, Colet Court, The Harrodian, Ibstock, The Swedish School and St Osmonds. Communications are excellent, with Barnes Bridge Station (Waterloo 20 mins) a short walk away and a stroll over Hammersmith Bridge brings you to the tube (District, Piccadilly, Hammersmith & Fulham). The A316 allows fast access to the M3, M25, M4 and beyond.

Parke Road, London, SW13

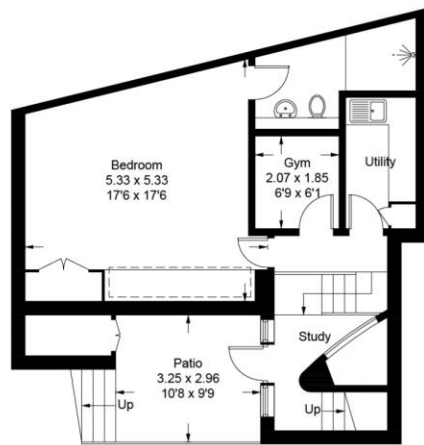
Approximate Gross Internal Area = 294.2 sq m / 3166 sq ft



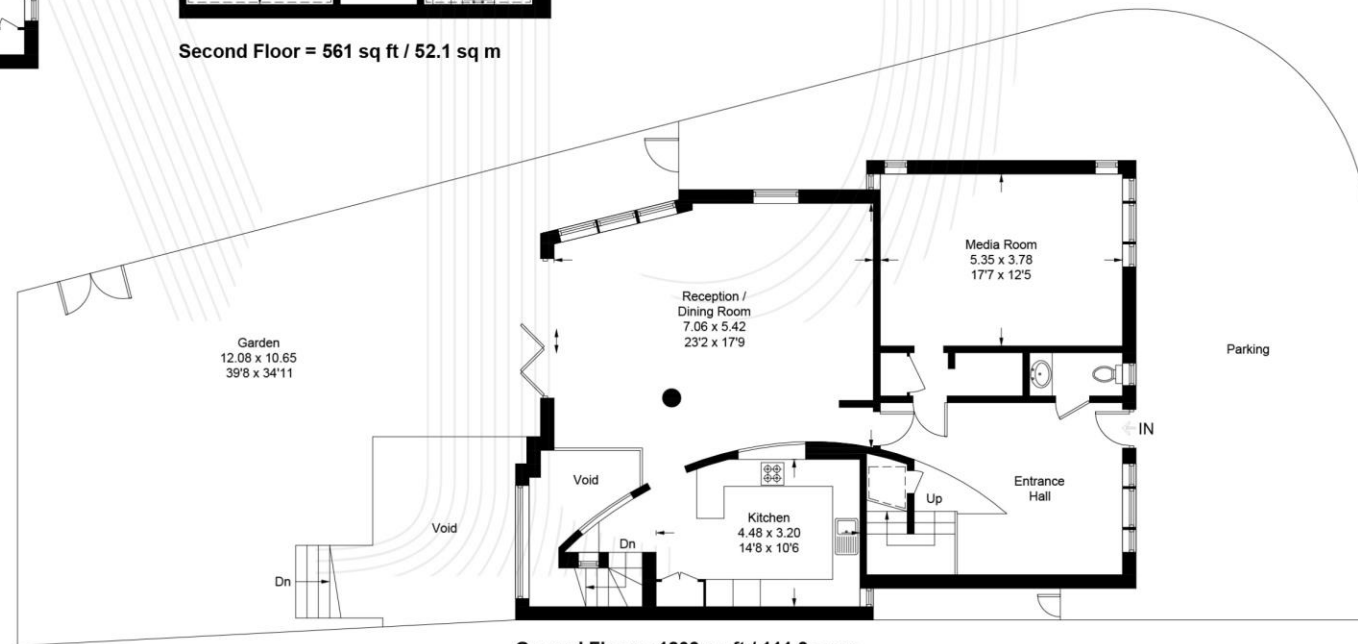
First Floor = 852 sq ft / 79.2 sq m



Second Floor = 561 sq ft / 52.1 sq m



Lower Ground Floor = 550 sq ft / 51.1 sq m



Ground Floor = 1203 sq ft / 111.8 sq m

TERMS

Freehold

Square Footage : 3166 sq ft (294.2 sq m)

EPC Band : D

Richmond Borough Council

Council Tax Band : H £4282.43 per annum (2023-2024)

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Village Properties has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

NICE TO KNOW

- The boiler was replaced 18 months ago
- There is a Megaflow for hot water
- ADT Security Alarm
- The property has a water softener
- Virgin Ultrafast Broadband (1Gigabit) and BT phone lines
- Sky dish
- Nest system
- Hard wired smoke alarms
- Underfloor heating in all bathrooms
- Double glazed windows throughout
- The property has a centralised and fully wired cabling for both internet and video cabling to each room, which also means WiFi coverage can reach all floors without dead spots.
- A central cable riser system means new cables can be added with relative ease, and minimal visual impact to the property.
- The cinema room has Dolby Atmos surround sound (7:1 system), with integrated ceiling speakers.

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The lower brick face and upper clean white render interrupts the mass of glazing which takes the form of 1930's Crittall-style double glazed windows and are set under a newly replaced zinc mansard roof.

The house stretches over four storeys and enters at ground level to a very impressive reception hall which gives an immediate grand welcome with a guest cloakroom to its right and a series of paneling through which you will also find a 'secret' door into the magnificent cinema room which is the perfect place for the whole family to get cosy in front of a film and the fire. To complete the full cinema experience, the room has fully installed Dolby Atmos surround sound (7:1 system), with integrated ceiling speakers.

Within this area you will find a cleverly designed boot room which is out of view of the living areas, together with a comprehensive plant room.



The rear living space is arranged to take advantage of long diagonal views, from the lower ground level reaching right up to the first floor light well. Each interlocking space generates its own natural light and provides amazing opportunities for hanging space to display large pieces of art together with recessed niches for sculpture.

Ahead of the hall lies the modern kitchen which has been well organised to serve the needs of daily family life. It is defined by its clean lines of joinery, which house Miele appliances and a Gaggenau induction hob and creates plenty of space for cooking and food preparation. High level seating is formed within the curvaceous wall that sweeps through this part of the house and punctuates the kitchen from the formal living area without it being entirely separate.

To the right, is the more formal reception room with walnut floor and offers scope for copious seating as well as dining and a folding door set opens up the room on to the decked terrace.





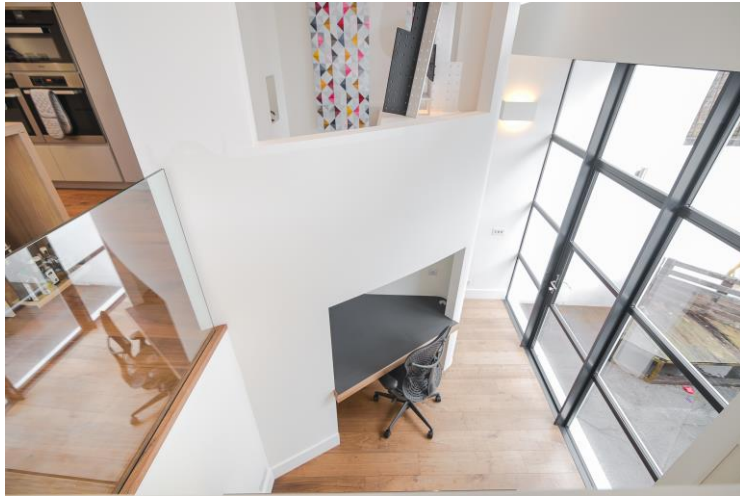






From the kitchen, a naturally lit staircase with glass balustrade leads to the lower ground level where you can stop halfway to exit to the garden or continue down past a creatively fitted desk space built into the curved lines of the building.

One fabulous bedroom is set at lower ground level but isn't compromised of light due to the high-level windows along the length of the room. This would make a superb space for an au pair, teenage hangout or as a home gym as this room has the benefit of a large walk-in shower room too. Also on this level is the utility room and storage room.





The first floor houses the principal bedroom with en-suite shower room, two further double bedrooms, a family bathroom and another double bedroom which is currently occupied as a superb study which has an internal window with views across the void and below to the reception space.



Two further large bedrooms occupy the second floor together with a full bathroom with free-standing bath and separate shower.



THE GREAT OUTDOORS

Incorporated into the outside spaces are no fewer than three distinct areas. There is a quiet secluded terrace at the lower ground level, a superb entertaining area with fitted seating set around a central firepit with a backdrop chock full of mature evergreen bushes and a beautiful silver birch tree. A decked terrace leads from the main house and can be used for al fresco dining and is cocooned by greenery bursting along the walled boundary. This area has an integrated cantilevered parasol to provide welcome shade through the summer months, and a cascading water feature which provides a tranquil setting to relax and unwind.

Along the left-hand border, a trio of topiary box trees sit splendidly behind a white rendered garden wall. The garden has thoughtful integrated mood lighting lit which allows for a totally different ambience during the evenings.

The front garden is a superb visual space that is neat and organized and interacts beautifully with the house itself. There is secure gated side access from the front to the rear.

Bordered by a brick-built wall, the garden can also be accessed from Galata Road through a set of double gates.

The garden is a wonderful space to eat and socialise throughout the whole year.



