

51 FERRY ROAD, BARNES, SW13 9PP

VP

VILLAGE
Properties

£2,150,000
FREEHOLD

This fabulous 5 bedroom, 2 bathroom semi-detached house on a corner plot, is the perfect home for a family and has a west facing garden.

- Reception hall
- Guest cloakroom with coat and boot room
- 5 Bedrooms
- Front reception room
- Rear reception room
- Family kitchen/dining room
- 2 Bathrooms
- West facing rear garden
- Alarm
- Off-street parking to the rear
- Short walk into Barnes Village
- EPC : C



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SUMMARY

Situated in Barnes Village, this beautiful semi-detached Arts and Crafts family home provides just under 2000 sq ft (including the garage), with 5 bedrooms, 2 bathrooms and adaptable living and garden spaces.

Positioned on a corner plot, the house has a west facing garden and rear access to a garage and an off-street parking space.

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.

Ferry Road is a very popular residential street that is situated slightly north of Barnes Village, and is immensely popular with families. Conveniently frequented by the 419 Bus which runs between Richmond and Barnes. 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.

NICE TO KNOW:

- Ground floor electric under floor heating.
- Vaillant combination boiler approx. 6 years old and serviced annually.
- Banham security alarm.
- Underfloor heating in all bathrooms.
- Double glazed windows throughout.
- Virgin Fibre Broadband.
- Power points in the garden and garage.
- All taps and shower fittings are Hansgrohe.
- Quooker hot water tap in the kitchen with water filter.

Freehold

Square Footage : 1955 sq ft (181.7 sq m)

EPC Band : C

Richmond Borough Council - Council Tax Band : G £3772.76 per annum (2024-2025)

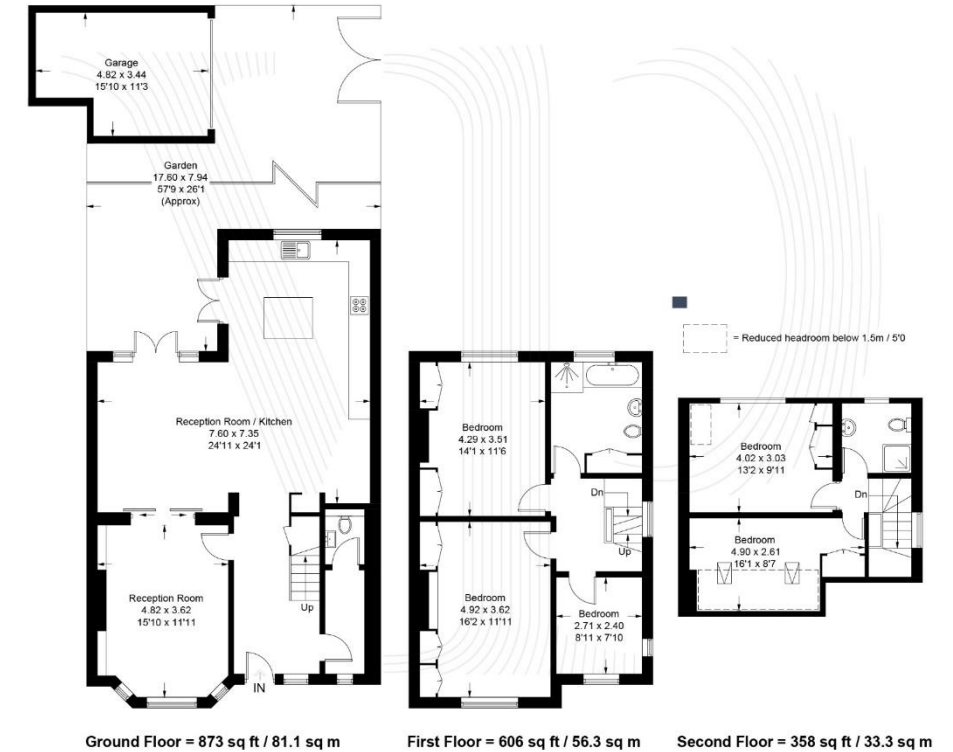
Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Village Properties has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect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

Ferry Road, London, SW13

Approximate Gross Internal Area = 170.7 sq m / 1837 sq ft

Garage = 11 sq m / 118 sq ft

Total = 181.7 sq m / 1955 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice. Measurements are approximate & only for illustrative purposes.

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Through the wrought-iron gate and past the stunning cherry tree, the garden path leads you to a smart black front door, and once inside, the initial impression is a wonderful one.

On entry you are met with an incredibly stylish and wide hallway which features an original Arts and Crafts stained glass porthole window, and the fabulous black, white and grey hexagonal illusion floor tiles seamlessly flow from the entrance into the incredibly useful coat and boot room which in turn leads to the guest cloakroom.

Back in the hall, your eye is led towards the living spaces at the rear of the house as you continue past bespoke open shelving and an antique-mirrored wall, into the most fabulous of family spaces with a honey-coloured herringbone oak floor that harmoniously links the entire social spaces together.

The beautiful, contemporary kitchen has sleek, dark cabinetry which incorporates a large fridge/freezer, superb double larder cupboard, dishwasher, integrated bin storage, induction hob with discreet extractor and eye-level double oven. A central island houses two wine coolers, a combination microwave and a freezer, and the dark granite worktops complete the design. The toned-down kitchen with some open shelving instead of typical cabinets, exudes a warmth and openness.

At the end of the kitchen run of cabinets, a brilliantly designed bespoke study area provides the perfect space for a home-office, or a spot for homework to take place. Above is a large roof light which casts an ethereal light and makes this space very cheerful indeed.





To complete this excellent dwelling space that features so many brilliantly designed areas, you have a nook dedicated to a stylish home bar which wouldn't look out of place in 1925 New York, with edge-lit shelves and antique-mirror splashbacks, it provides a space longing for beautiful glassware and brilliant bottles. The dim mood lighting with a twist of dark hues are the perfect mix and this area comes alive at night.





Designed with versatility in mind the main living area is split into two rooms, divided by pocket sliding doors.

At the front of the house, a splay-bay window overlooks the front garden and bathes the room in natural daylight. Bespoke bookcases sit either side of the fireplace and a granite perching seat stretches the length of the room.

The rear reception room is a glorious space which creates a sociable congregating point beside the dining area and has a double door set out to the garden.

To sum up, the ground floor is a mixed-use space and provides a social and livable dwelling area that isn't solely used for a utilitarian purpose where the whole family can be together or apart.



Moving upstairs, and past another original arts and crafts window, the front of the house, the main bedroom is a lovely large double with fitted wardrobes, there is a further double bedroom with wardrobes at the rear and a single room at the front.

On this floor is a large family bathroom which has a separate shower as well as a bath, fitted cupboards that houses a fold-out ironing board and space for a dryer and a washing machine. There is also a very useful, large airing cupboard.





On the top floor there are two further double bedrooms, both with fitted cupboards and make the perfect teenage retreat, there is excellent under-eave storage at the front which is easily accessed.

These two bedrooms share a modern walk-in wet room on the 2nd floor.

THE GREAT OUTDOORS

Outside, in the secluded space between the kitchen and the rear reception, a covered area has been introduced where lights and heaters hang above a seating area, creating a soft glow, and consequently the perfect spot for evening drinks. Receiving plenty of afternoon and evening sun, the garden makes an excellent spot for relaxing and entertaining.

The rear garden is west facing and is lined by the prettiest of cherry trees on the right side, and flower borders along the left, the lawn has stepping-stones running from the covered patio area to the rear where you will find a seating area before you step down through a pergola to a garage and gated parking space, if needed. Currently used as storage and with power points, the garage could be converted into an office or studio space, subject to the normal permissions.

The rear of the property can also be accessed from Atherton Road through a set of double gates.

