

32 Ellison Road, Barnes, SW13 0AD

£920,000

Long Leasehold



You won't find anything else like this in Barnes Village. A unique 4 bedroom split-level maisonette with its own very large and very private garden. Not a carpet in sight, the oak flooring runs throughout the whole property.

Situated within a minute's walk of Barnes Village and close to Barnes Station.

- 4 bedrooms
- Open plan lounge and kitchen
- Wooden floors throughout the entire property
- 2 bathrooms
- Arranged over 3 levels with the private front door on the ground floor and accommodation over the 1st and 2nd floors
- Large sunny private garden
- Outside storage for bikes
- No chain
- 1063 Sq feet



The Property

This gorgeous maisonette actually feels much more like a house as you have your own front door on the ground floor which allows for a perfect place to leave coats and shoes before you reach the first floor where you find the social open plan living/kitchen, 2 bedrooms and family bathroom. The staircase leading to the top floor has a modern glass balustrade to keep the light flowing through the space, and the top floor landing has incredibly useful access to the under-eave storage which then leads to two further bedrooms and an ensuite shower room.

Unusually, there is a large private south-east facing lawned garden at the rear of the property which has additional outside storage and a large brick built shed for the bikes.

Ideal for a family who relish living in a quiet cul-de-sac in central Barnes, but have all the pickings of the high street at their fingertips.

Close to Barnes Pond and Barnes and Barnes Bridge Stations.

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.

Ellison Road is a very quiet, centrally located residential street that is situated in the heart 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 and Barnes Bridge Stations (Waterloo 20 mins) a short walk away and you can easily access the tube at Hammersmith (District, Piccadilly, Hammersmith & Fulham). The A316 allows fast access to the M3, M25, M4 and beyond.

Nice to know:

Richmond Borough Council

Band D £2,263.66 2024-2025

EPC: Band E

Freeholder: Richmond Housing Partnership

Lease length: 175 Years unexpired – 215 Years from 13 August 1984

Service charge: Annual service charges are £675.52 - this is split up into monthly payments of approximately £49 - £89 per month.

Ground Rent: Peppercorn

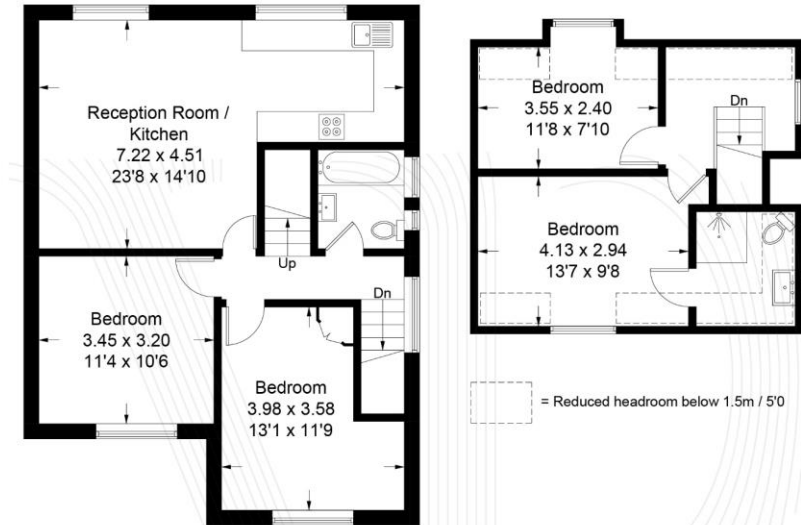
1063 Square Feet

Ellison Road, London, SW13

Approximate Gross Internal Area = 98.8 sq m / 1063 sq ft

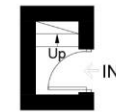
Shed = 2.2 sq m / 24 sq ft

Total = 101.0 sq m / 1087 sq ft

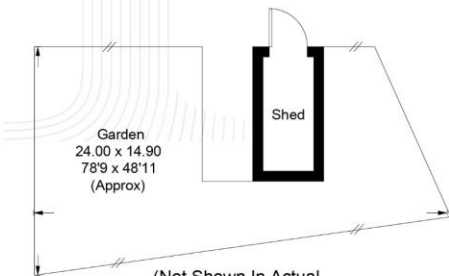


First Floor
681 sq ft / 63.3 sq m

Second Floor
367 sq ft / 34.1 sq m



Ground Floor
15 sq ft / 1.4 sq m



(Not Shown In Actual Location / Orientation)









