



VILLAGE
Properties

Flat B, 27 Rocks Lane, Barnes, SW13 0DB

Guide Price : £575,000

Local Authority: Richmond Borough Council

Council Tax : Richmond Borough Council – Band D - £2263.66 2024/2025

EPC : Band D

Share of Freehold



020 8876 2222

hello@village-properties.co.uk

Location

Rocks Lane runs from Barnes Village towards Barnes Station, and is flanked by Barnes Common on one side and Barn Elms Sports Ground on the other. The flat is only 10 minutes from the Thames Path and the fabulous Wetlands Centre.

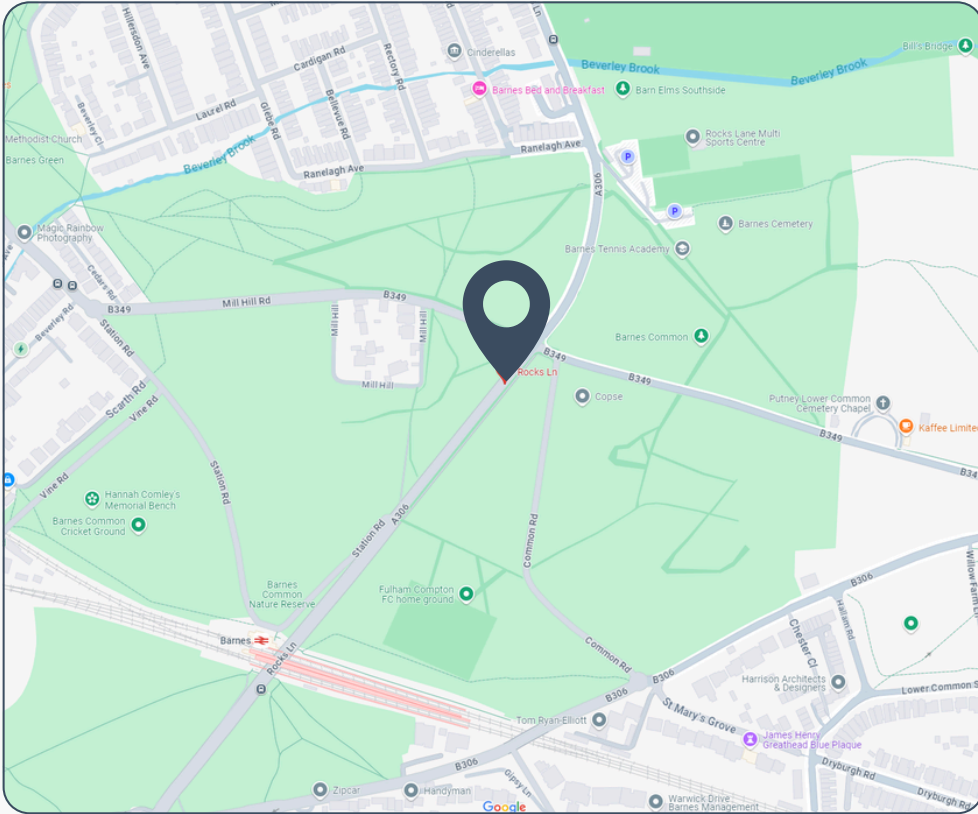
Barnes is the ultimate village within a city, and life long residents become misty eyed about their childhood spent feeding the ducks on the pond.

For those 'Foodies' amongst us, every Saturday the Barnes Farmers Market offers award winning free range and organic products.

The Olympic Cinema in the village has a Dolby Atmos surround sound cinema, screening the latest releases with comfy, reclining seats where you can enjoy the movie with a bottle of wine, cup of coffee or a bag of popcorn.

Barnes village has a handful of small boutiques, as well as a local grocers, M&S Food Store, independent delis, a bookshop and some very fine restaurants.

Communications are excellent, with Barnes Station (Waterloo 20 mins) a short walk away, bus services to Richmond and Putney and easy access to the M3, M4 and M25.



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Summary

- This is a fabulous 2 bedroom Edwardian apartment situated in the heart of Barnes Village and would make the perfect property for first-time buyers, downsizers and would make a super rental investment too. The stunning main bedroom has gorgeous open views over Barn Elms fields.
- A glorious 1st floor period apartment
- Living room at the rear with high ceiling, original fireplace and door out on to the private South-West facing decked terrace
- Large double bedroom with fitted wardrobes
- Second double bedroom
- Kitchen
- Large bathroom with separate shower and bath
- Partly double glazed
- Permit parking
- Share of Freehold
- Within a moment's walk of Barnes High Street, Barnes Pond and Barnes Station.

The Property

This impressive 1st floor period apartment is set in a terrace where Edwardian grandeur mingles with modern conveniences.

As you make your way indoors, you are greeted with communal parts that luckily still display the original period tiled floor.

As you enter the apartment, the hallway leads to a trio of steps to the left where you emerge into the glorious light and spacious main bedroom, marvelling at the vast open view across the fields. The tall ceilings, square bay window and a good array of fitted wardrobes, provide you with the most splendid 'Room with a View'.

The bathroom is also found at the front and has a bath and separate shower. Just outside the bathroom is a jolly useful large cupboard which houses the washing machine.

The second bedroom is a very generous double and could also make a perfect home office.

The highly efficient kitchen is situated in the centre of the flat and has a gas hob with extractor, electric oven and space for a large fridge/freezer. Two large openings connect the kitchen to the lounge and hallway, so you can still feel part of the action despite being tied to the sink.

At the rear of the property is the gorgeous living room, with its high ceilings, original fireplace with decorative tile inserts and to the right, useful fitted bookshelves with cupboard storage below. Being South West facing, this is such a bright and cheerful room, and with the added benefit of having your own sunny terrace off the lounge, you'll find every box is ticked!

Nice to know:

Local Authority:

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Share of Freehold – Each owner of the three flats own an equal share of the freehold under 27 Rocks Lane Ltd. The lease has 960 years unexpired.

Service Charge – No service charge and no sinking fund, The cost of the hallway electricity and building insurance are split evenly between the owners, together with any general external repairs that may be needed.

Ground Rent – Peppercorn

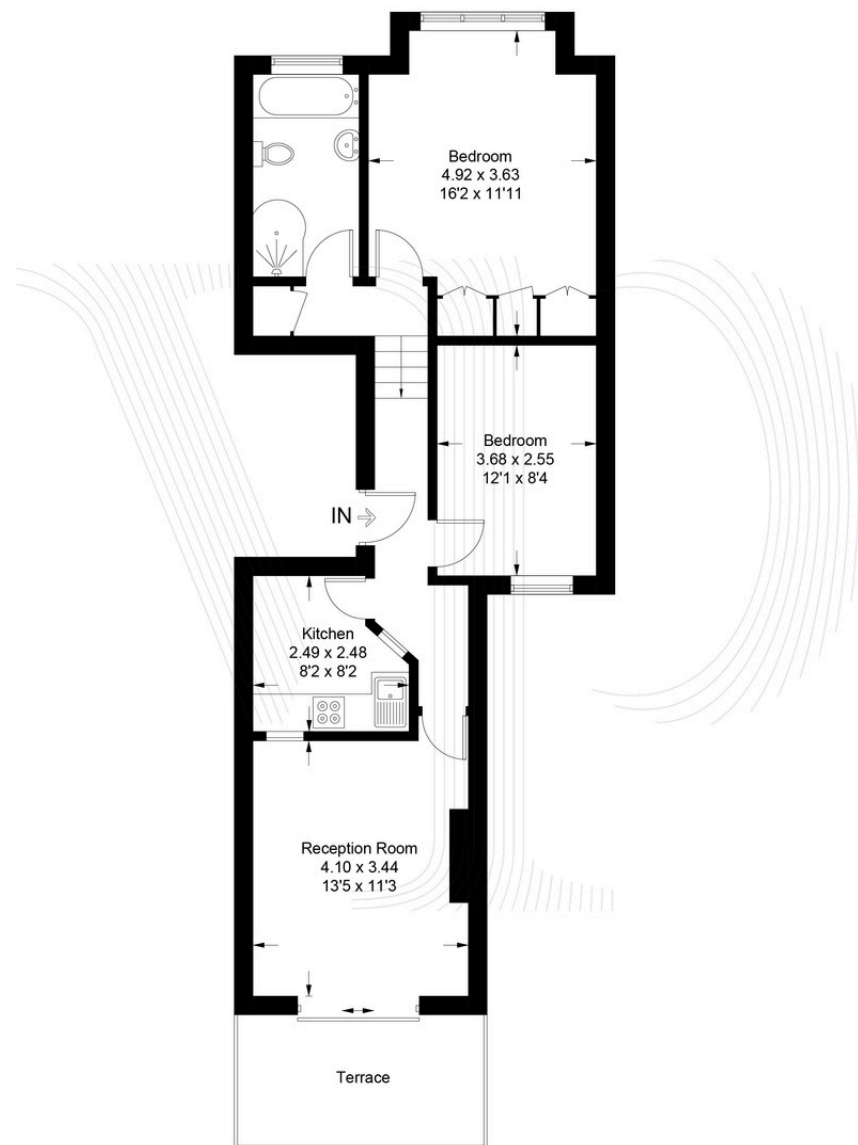
Parking - Permit parking available on the street

EPC – Band D

Square footage - 668 sq feet

Rocks Lane, London, SW13

Approximate Gross Internal Area = 62.1 sq m / 668 sq ft







Make Yourself at Home

We are fortunate to work in the property market of South West London and Surrey, offering beautiful homes in charming, village-like areas such as Barnes, East Sheen, Mortlake, Richmond and Kew.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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