

23 Ranelagh Avenue, Barnes, SW13 0BL

Guide Price : £2,200,000

Local Authority: Richmond Borough Council

Council Tax Band: G - £3,772.26 pa 2024/2025

Square Footage : 1868 sq ft

EPC Band : E

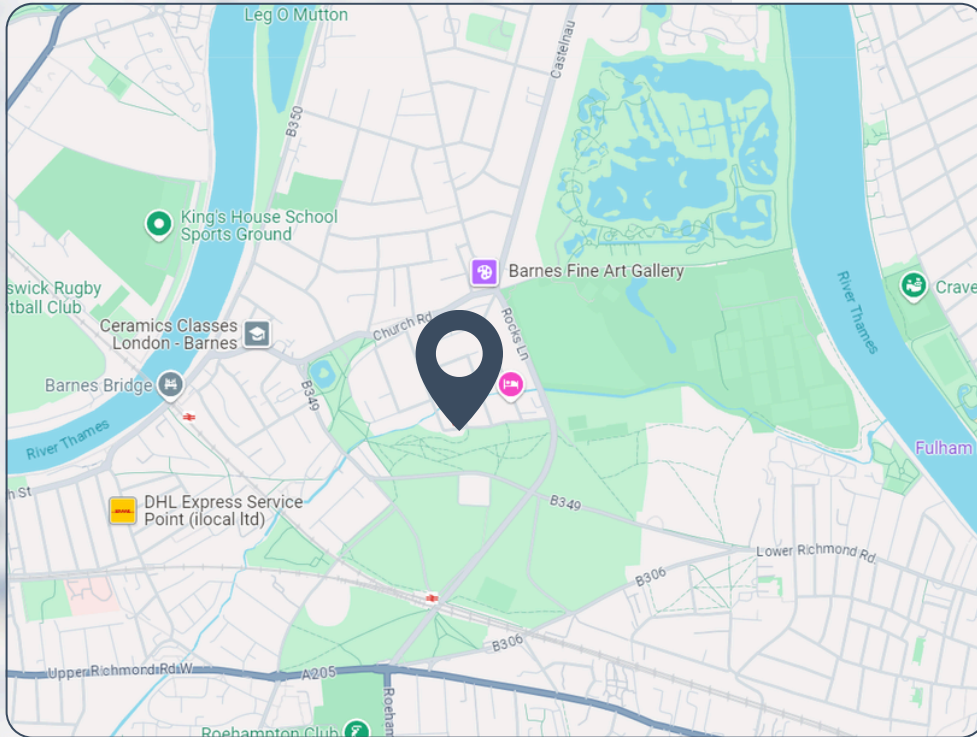


Location

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.

Ranelagh Avenue is a quiet residential street that runs along the northern edge of Barnes Common, and is immensely popular. 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 Station (Waterloo 20 mins) a short walk away and a walk over Hammersmith Bridge brings you to the tube (District, Piccadilly, Hammersmith & Fulham). The A316 allows fast access to the M3, M25, M4 and beyond.



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Summary

- Freehold
- A very attractive Victorian terraced 'Lion House'
- Double reception room
- Dining kitchen
- Utility Room and Guest Cloakroom
- 4 Double Bedrooms
- 3 Bathrooms
- Front and Rear gardens
- Potential to extend
- Permit parking
- 5 minute walk to Barnes Village and Barnes Station
- Close to Barnes Common and Barn Elms Sports Club
- No Chain

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The Property

This is an absolute gem of a house, this charming Victorian home is one of the famous Barnes Lion Houses, unique to the area, with their customary terracotta detailing and three lions sitting imperiously on chimney pot and balustrade, they are regarded as the most desirable of residences. This is a superb family home in one of the most sought-after areas of South-West London.

Inside is a wonderfully wide tiled hall, with the traditional layout of double reception room at the front and the delightful kitchen/dining at the back. A good space has been allocated for the all-important utility room and guest cloakroom. Upstairs, there are four big double bedrooms and three bathrooms, enough to quieten the most vehement of demands.

Floor Plan

Nice to know:

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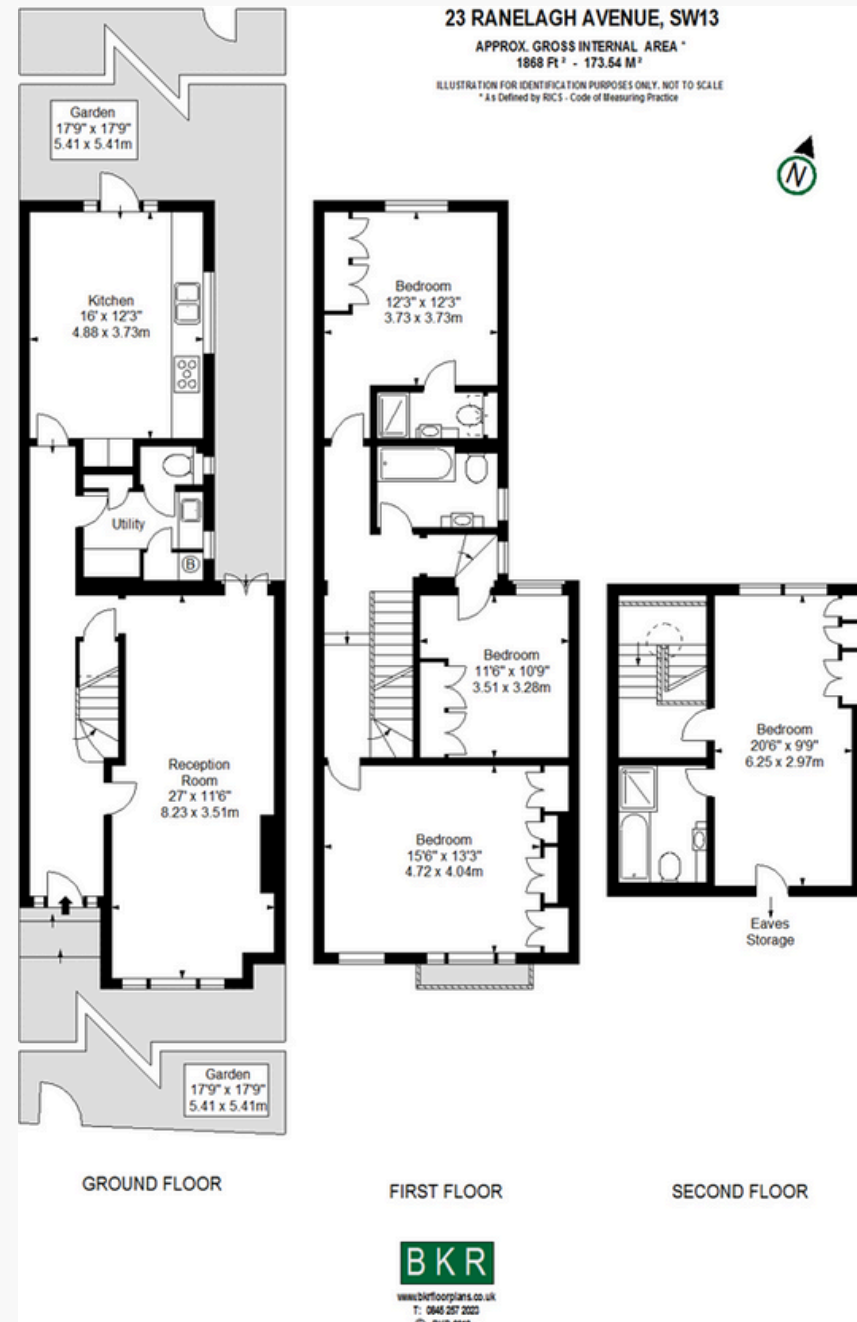
**Local Authority:
Richmond Borough Council**

**Council Tax Band:
G - £3,772.76pa 2024/2025**

Square Footage : 1868 sq ft

EPC Band : E

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. The Modern House 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.









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 Richmond, Barnes, Mortlake, Kew, East Sheen.

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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