

# 80 Madrid Road, Barnes, SW13 9PG

Guide Price: £2,350,000

Freehold

Council Tax Band: H - £4528.31 - 2024/2025

EPC - Band C



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# Location

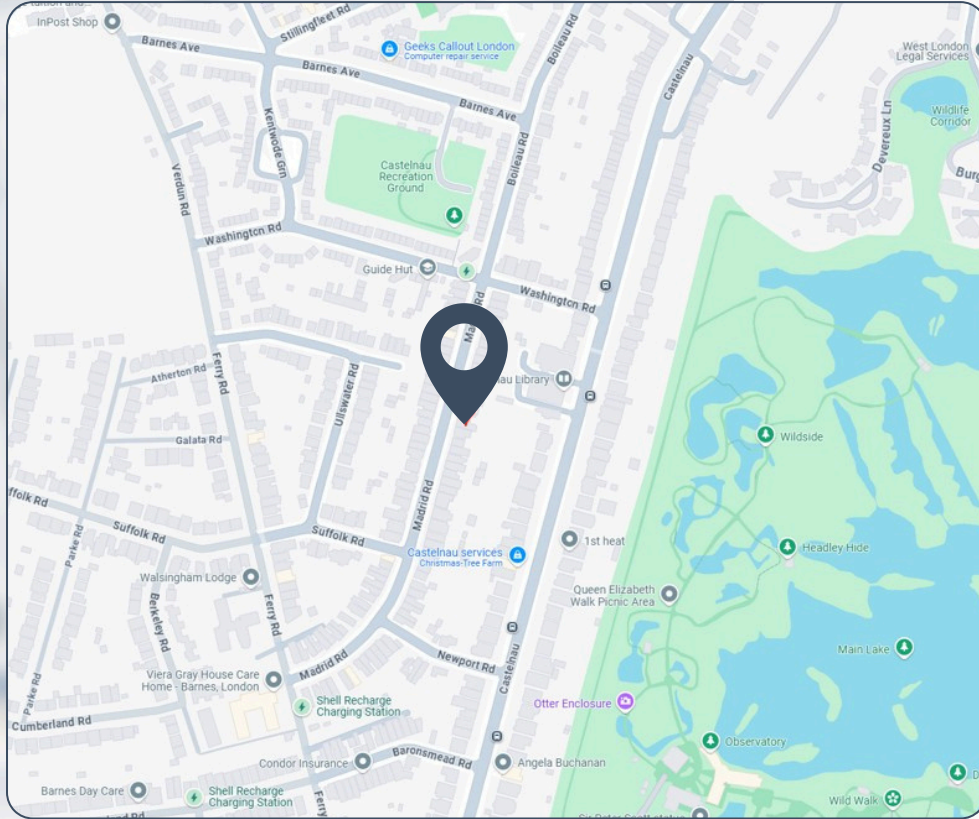
You'd be hard pressed to find another community like Barnes. It's fun, vibrant and a mix of thoroughly interesting and creative types who love their neighbourhood, reflected in the colourful list of coffee shops, delis, independent retail shops, great pubs and the much-loved Olympic Cinema.

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.

Madrid Road is a very popular residential road that is situated just 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, The Harrodian, Ibstock, The Swedish School and Lowther School. Communications are excellent, a stroll over Hammersmith Bridge brings you to the tubes (District, Piccadilly, Hammersmith & City Lines), this makes it an ideal location for anyone needing access to central London.



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## Summary

- Semi-detached period home
- 6 Bedrooms
- 50 sq m of family kitchen
- Front reception room
- Guest cloakroom
- Utility room
- 2 bathrooms (one en-suite)
- Excellent storage throughout
- East facing garden with garden room
- Richmond Borough Council

## The Property

Nestled on the sought-after Madrid Road, this beautiful six-bedroom, semi-detached Edwardian home masterfully blends classic period charm with modern family living. Spanning over 2,600 sq. ft., this beautifully extended home offers an abundance of space, natural light, and elegant design—perfect for contemporary lifestyles.

This gorgeous brick-faced and rendered Edwardian home has a distinct advantage over its rivals, in that the minute you walk in, it feels like home. Characterised by a pared-back colour palette, a minimalist aesthetic prevails throughout.

It's the perfect space for a family, and its proximity to Barnes Village, the Thames Path and easy access to the vast green spaces of Barnes Common and Richmond Park, means you are spoiled for outdoor choices.

## Nice to know:

Local Authority: Richmond Borough Council

Council Tax Band: H - £4527.31 - 2024/2025

EPC : Band C

2606 square feet

Freehold

Vaillant boiler with megaflow

## Madrid Road, London, SW13

Approximate Gross Internal Area = 242.1 sq m / 2606 sq ft







The pretty tiled pathway leads you to a very useful closed porch area, perfect for leaving shoes and coats, and then into a wide and welcoming entrance hall which sets the tone for this elegant home. The beautiful wide oak floor boards run through the hall into the beautiful west-facing reception room where you find a superb serene space with gas fireplace with fitted cabinetry either side, ideal for cosy evenings or entertaining guests. There is generous fitted storage within the inner hall area, a guest cloakroom and a hugely practical utility room which houses the boiler, space for a washing machine and separate dryer, a Butler's sink and wooden work top, copious storage and brilliant drying rack mechanisms for added convenience.





The heart of this home is definitely the truly fabulous open-plan kitchen and living area at the rear, which seamlessly connects a modern extension with the period house forming flexible zones where you can sit, eat and entertain in one space. Two large roof lanterns and a glazed wall flood the space with light and five floor-to-ceiling bi-fold doors open onto the garden, creating an effortless connection between indoor and outdoor living.

The extensive kitchen has a huge amount of cleverly designed storage, including a moveable central island to keep the space truly flexible. The dining area is large enough to comfortably house a 12-seater table.





The contemporary kitchen has been executed to an extremely high standard, with neutral cabinetry that sits above and below white marble effect composite worktops and matching splashbacks. The appliances include a Bosch 5 ring gas hob, Neff double oven, space for a large American fridge/freezer, dishwasher and Qooker hot water tap. This wonderful space has underfloor heating and a large roof lantern which allows natural light to flow into the room.





The large oak-floored landing on the first floor has four well-proportioned double bedrooms leading off, three of which have fitted storage. There is also a family shower room on this level.





The top floor is home to the principle bedroom suite with a large L-shaped walk-in dressing room and spacious bedroom with large en-suite shower room. There is also a further bedroom on this floor which is currently used as a study. The storage on this level has been meticulously designed to ensure every space has a use, and so you will not be short of places to put things. The en-suite shower room also has amazing fitted cabinetry and underfloor heating as well as a heated towel rail.







The east-facing garden manages to please the children as much as it does the adults. A large patio allows for outdoor seating and dining, the lawn is edged either side by mature trees and planting and at the rear is an excellent addition of a garden room, which would make a very comfortable space for working from home or even a gym or hobby room.

The rear can be accessed from the side of the property and has a secure gate so muddy wheels and garden waste don't have to come through the house. Fabulous.





# 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, Mortlake, East Sheen, 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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