

# 25 Baronsmead Road, Barnes, SW13 9RR

**Asking Price :** £7000pcm

**Local Authority:** Richmond Borough Council

**Council Tax Band:** G - £3,953.45 pa 2025/2026

**Square Footage :** 2462 sq ft

**EPC Band :** E

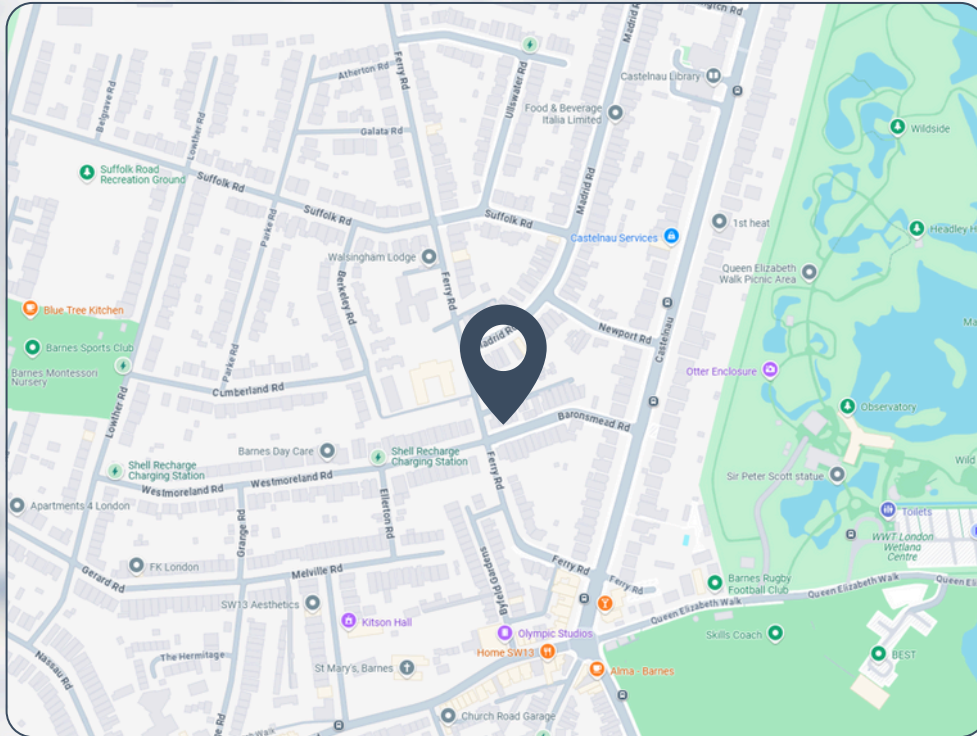


# Location

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 Harroddian, 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

- Double Reception Room
- Huge open plan family kitchen with large dining area
- Guest cloakroom and shower room
- Cellar for useful storage
- Spacious master bedroom with en-suite bathroom
- Three further double bedrooms
- Three further bathrooms
- Large rear garden
- London Borough of Richmond upon Thames

## The Property

This fabulous late-Victorian semi-detached home offers an impressive 2,462 sq ft of beautifully arranged living space. With four generously sized double bedrooms and four bathrooms, this is a wonderfully flexible home that's perfectly suited to family life.

Set on a lovely residential road just a short stroll from the heart of Barnes Village, the location couldn't be better. The property is neutrally decorated and is double-glazed throughout.

Inside, the house offers a fantastic layout. There's a stunning split-level double reception room at the front—ideal for both relaxing and entertaining—and a spacious, light-filled kitchen and family dining area at the rear, which opens out to the garden. A handy guest WC and shower room complete the ground floor, along with a generous cellar that doubles as a utility and storage space. Upstairs, you'll find four excellent double bedrooms and three bathrooms, giving everyone room to spread out in comfort. The rear garden is a real gem—laid to lawn with a patio area, side access, and a garden shed—making it the perfect outdoor space for children to play or for summer entertaining. This is a truly special family home in a sought-after location.



# Floor Plan

## Nice to know:

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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.

## Baronsmead Road, London, SW13

Approximate Gross Internal Area = 215.8 sq m / 2323 sq ft  
Basement = 12.9 sq m / 139 sq ft  
Total = 228.7 sq m / 2462 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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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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