



# Madrid Road

Barnes, SW13

£6,500 per month  
(£1,500 per week)

A substantial semi-detached house nestled in a residential enclave of central Barnes. The property has been refurbished to a high standard throughout and boasts a generous lawned garden with an outbuilding.

Off a wide entrance hall, the ground floor offers a bay-fronted formal reception room, an open-plan secondary reception room and kitchen, a utility room and a bedroom with an en-suite bathroom.

Upstairs, on the first and second floors, are the spacious bay-fronted principal bedroom, seven further well-proportioned bedrooms, two well-appointed bathrooms and vast eaves storage space.

Madrid Road is set west of renowned Castelnau, offering a quiet residential situation with convenient access to the delights of Barnes Village, excellent local schools and to the many public transport routes of north Barnes and Hammersmith beyond.

**CHESTERTONS**





# Madrid Road

## Barnes, SW13

- Substantial Semi-Detached House
- Refurbished to a High Standard Throughout
- Two Reception Rooms & Eight Bedrooms
- Open-Plan Kitchen with Utility Room
- Generous Lawned Garden





**Minimum Term:** 12 months  
**Deposit Required:** six weeks rent (£9,692.31)  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** H  
**EPC Rating:** D  
**Unfurnished**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

### Chestertons Barnes Lettings

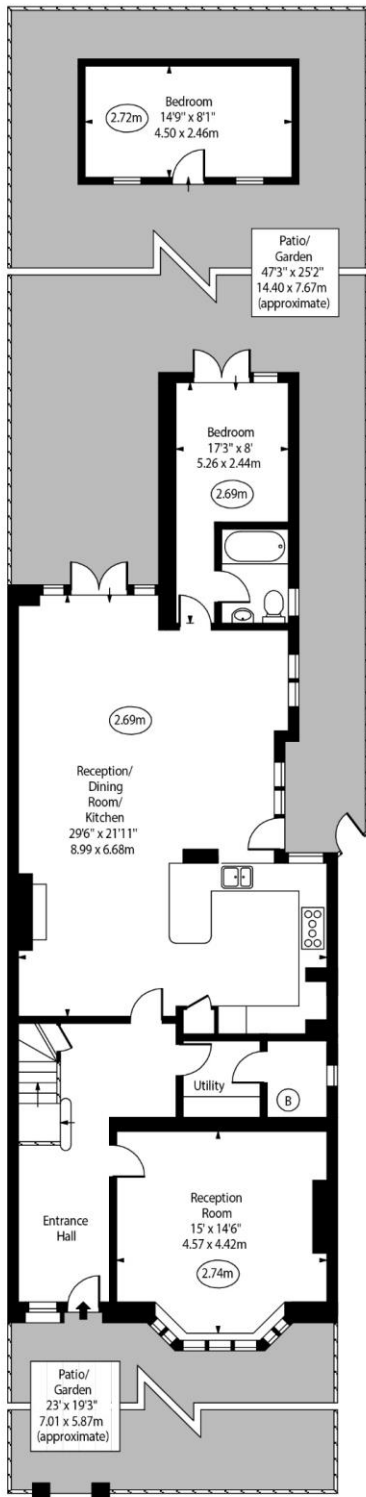
68-69 Barnes High Street  
 Barnes  
 London  
 SW13 9LD  
 barnes@chestertons.co.uk  
 020 8748 7733  
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory Check: Approx. £100-£250 (inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

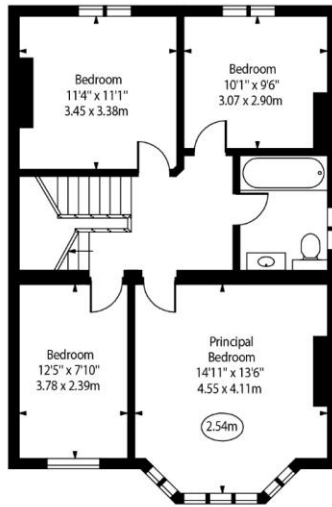
Madrid Road,  
Barnes, SW13



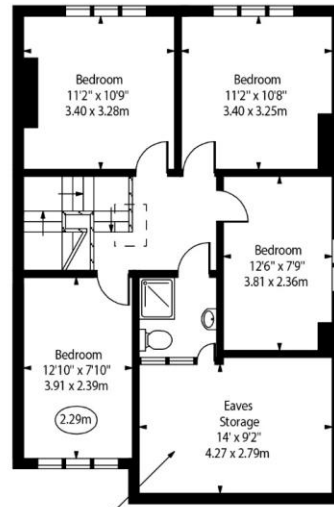
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area 2514 Sq Ft - 233.55 Sq M  
 Approx. Floor Area Including Restricted Heights 2645 Sq Ft - 245.72 Sq M  
 (Including Eaves Storage)  
 (Excluding Garden Bedroom)

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
 Ref. No. 018327E

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