



Parke Road

Barnes, SW13

£25,000 per month
(£5,769.23 per week)

This superb detached house offers a perfect balance of space and character on a quiet cul-de-sac in the heart of Barnes. Set behind electric gates, it boasts a generous driveway for at least two cars and a west-facing rear garden.

A wide entrance hall leads to a formal front reception room, a dining room, an open-plan kitchen and breakfast room with bi-folding doors to the garden and a guest cloakroom. The kitchen benefits from a Rangemaster cooker, a Fisher & Paykel refrigerator-freezer and a large island. There is wood flooring throughout.

The first floor includes an elegant bedroom suite, a second en-suite bedroom, a third double bedroom, another bathroom and a dressing room. Upstairs, the top floor provides a charming principal bedroom suite with eaves storage space.

A large basement conversion boasts unusually high ceilings and comprises a home gym, a spacious cinema/play room with an 80-inch television, a games room with a bar, an impressive wine cellar with capacity for 1,000 bottles, a study, a utility room and a shower room.

Additionally, there is a self-contained guest annexe at the end of the garden.

CHESTERTONS



Parke Road

Barnes, SW13

- Substantial Detached House
- Three Main Reception Rooms & Wine Cellar
- Five Double Bedrooms & Three Bathrooms
- Generous West-Facing Garden with Annexe
- Gated Off-Street parking
- Sought After Barnes Cul-de-Sac



Minimum Term: one month
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: H
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(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

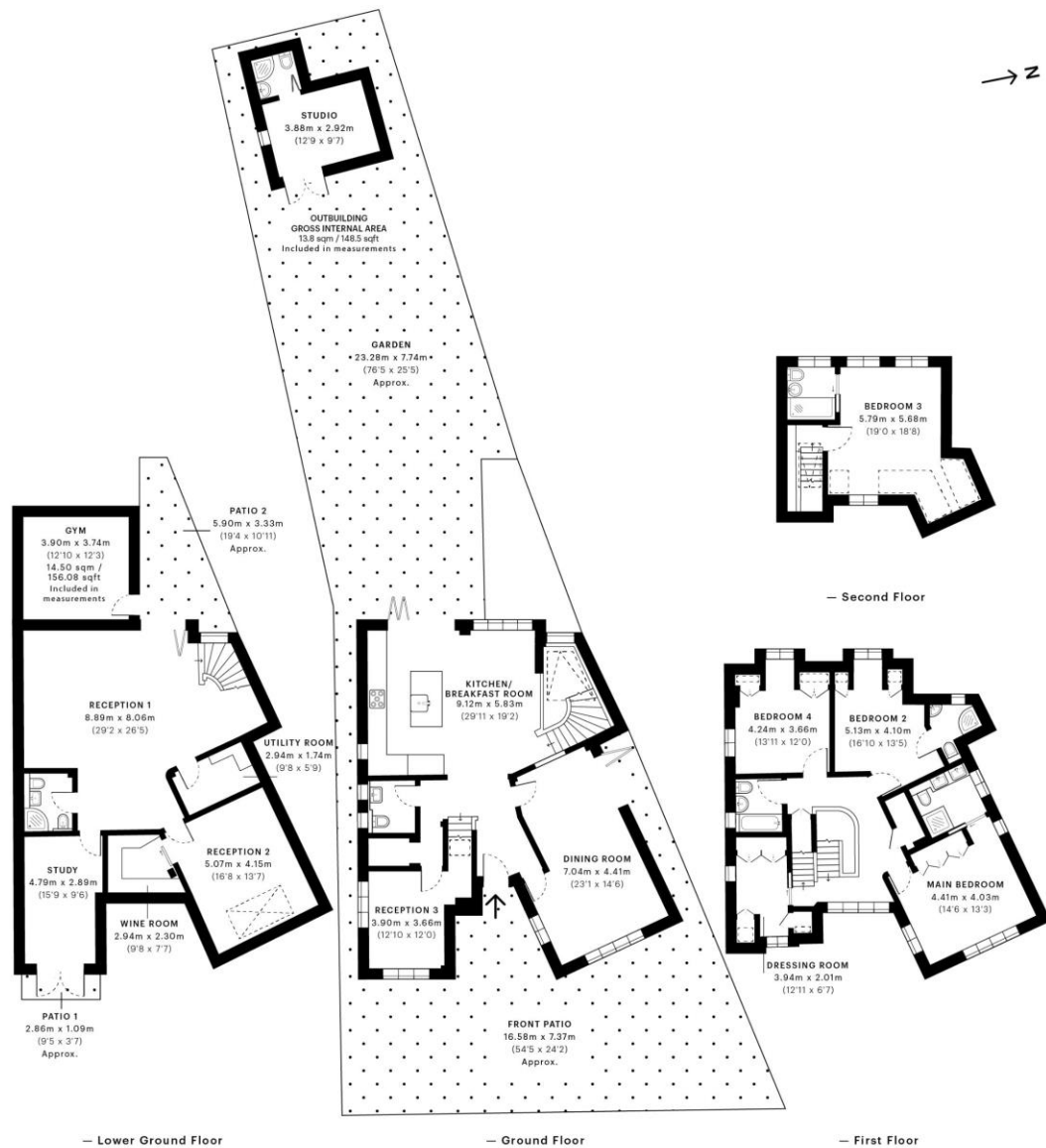


Parke Road, SW13

CAPTURE DATE 26/05/2021 LASER SCAN POINTS 19,565,354

GROSS INTERNAL AREA

347.91 sqm / 3744.87 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
347.91 sqm / 3744.87 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
323.93 sqm / 3486.75 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
8.06 sqm / 86.76 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 338.80 sqm / 3646.81 sqft
IPMS 3C RESIDENTIAL 324.68 sqm / 3494.83 sqft

Spec ID: 60a67e7033ef2e0dba68bb60

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