



Lonsdale Road
Barnes, SW13

CHESTERTONS





An immaculate and substantial semi-detached house at a prime Barnes address. Arranged over four storeys, the property boasts approximately 3,934 square feet of considered accommodation that perfectly balances style and function. Benefits include gated off-street parking, a generous south-facing garden, a cinema room, a home gym, a utility room, a balcony, Rako home automation, air-conditioning and a self-contained garden studio.

On the ground floor, the welcoming entrance hall offers a bay-fronted formal reception room, a cloakroom and storage space. To the rear, is a study and an exceptional open-plan kitchen and dining room. The space boasts natural light from a full-height picture window, two skylights and floor-to-ceiling glass doors that open onto the garden. There is bespoke cabinetry, integrated appliances and an island complete with a breakfast bar. The landscaped garden provides a patio for al fresco dining, a vast lawn and well-established borders; whilst the garden studio offers a kitchenette and a shower room with glass doors to echo the house. There is an adjoining shed for additional storage. The lower ground floor boasts the well-appointed utility room, the large cinema room, the gym, a shower room, further storage and a bay-fronted family room or additional bedroom with a door to a small patio area.

Upstairs, the first floor provides a principal bedroom suite benefitting from a Juliet balcony overlooking the garden, a dressing room and a luxurious bathroom with a freestanding bathtub, a separate shower and twin basins. There is a second en-suite bedroom on this floor, with a bay window and bespoke wardrobes, as well as a second home office that boasts a balcony at the front of the house. The second floor comprises a third en-suite bedroom and another well-proportioned bedroom with eaves storage space; both have bespoke wardrobes.

Lonsdale Road is a highly-regarded Barnes address that affords proximity to renowned local schools, to the charms of the Thames towpath, to the delights of Barnes Village and to the public transport networks at north Barnes and nearby Hammersmith. Schools in the area include St. Paul's Boys & Juniors, The Harrodian, The Swedish School and Lowther Primary. Barnes Village is home to the well-known duck pond, the Green, a weekly farmers' market and the High Street; which offers all the necessary amenities and an array of independent boutiques and eateries. There are several bus routes available close by, whilst pedestrian and cycle access across Hammersmith Bridge allows for convenient commuting into central London and beyond.

£17,500 pcm

- Immaculate Semi-Detached House
- High-Specification Throughout
- Generous South-Facing Garden
- Gated Off-Street Parking
- Prime Barnes Address

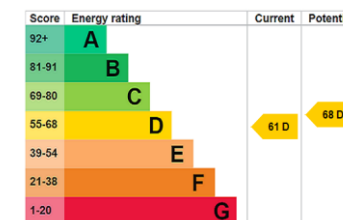
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory Check: Approx. £100-£250 (inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)



Minimum Term: six months
Deposit Required: six weeks rent (£24,230.77)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: H
EPC Rating: D
Unfurnished

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Lonsdale Road, SW13

Approximate gross internal area

362.72 sq m / 3904 sq ft

(Including Eaves Storage & Studio/Store)

Eaves Storage : 4.82 sq m / 52 sq ft

Studio/Store : 31.44 sq m / 338 sq ft

Key :
CH - Ceiling Height



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only