



{ PARKE ROAD LONDON SW13  
£5,770 PER WEEK AVAILABLE 21/10/2024


Hamptons  
THE HOME EXPERTS



# { THE PARTICULARS

Parke Road London SW13

**£5,770 Per Week  
Furnished**

 **6 Bedrooms**  
 **6 Bathrooms**  
 **4 Receptions**

## Features

- 5 bedrooms, - 5 bathrooms, - Self contained summer house, - Reception/formal dining room, - Kitchen/dining/family room, - Cinema room, - Games Room, - Gym, - Wine room, - Gated off street parking, - Council Tax Band H

## Council Tax

Council tax band not specified

## Hamptons

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# { IMMACULATLY REFURBISHED DETACHED FIVE BEDROOM HOUSE.

## The Property

SHORT LET UTILITIES INCLUDED. This wonderful detached house has been sensitively remodelled to provide ideal and luxurious family living in central Barnes. The top floor has a guest bedroom with en suite shower room and extensive eaves storage. The first floor provides a principal bedroom suite with shower room and a walk in wardrobe next door, there is a third bedroom with shower room en suite and fitted cupboards, a fourth bedroom, family bathroom and dressing room which could also be a study or baby bedroom. The ground floor has an expansive entrance hallway, formal reception/dining room, guest cloakroom, boot room, snug and a kitchen/dining/family room with glass doors to the south facing garden. The kitchen has a Rangemaster cooker, Fisher & Paykel double fridge freezer and a kitchen island. The high ceilinged basement has a cinema/play room with 80 inch TV, a gym, games room with bar, a wine room with capacity for 1000 bottles and a study/fifth bedroom with adjacent shower room. There is also a utility room. The self contained guest house at the end of the garden is ideal for a nanny or guests and can be accessed from the side of the house. To the front of the house is gated off street parking for at least two cars.



# PARKE ROAD

Approximate Gross Internal Area(Excluding Reduced Headroom)

Ground floor = 1127 sq. ft. (104.7 sq. m.)

First floor = 987 sq. ft. (91.7 sq. m.)

Second floor = 314 sq. ft. (29.2 sq. m.)

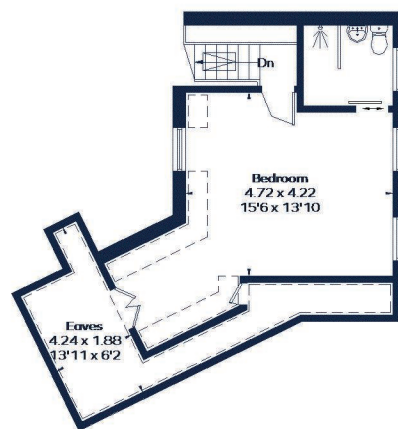
Basement = 1142 sq. ft. (106.1 sq. m.)

Gym = 158 sq. ft. (14.7 sq. m.)

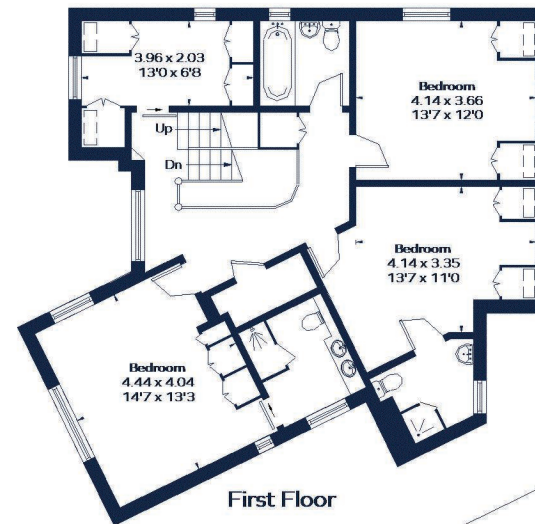
Summer House = 188 sq. ft. (17.5 sq. m.)

Reduced headroom= 175 sq. ft. (16.3 sq. m.)

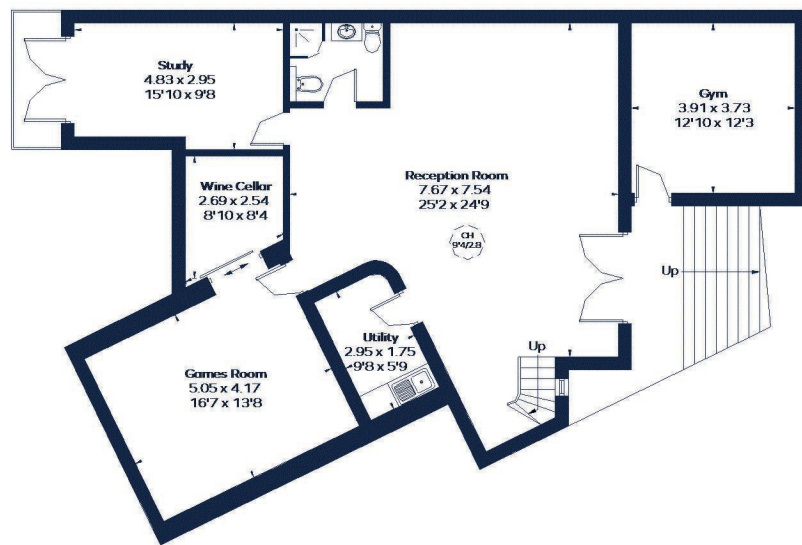
Total= 4091 sq. ft. (380.2 sq. m.)



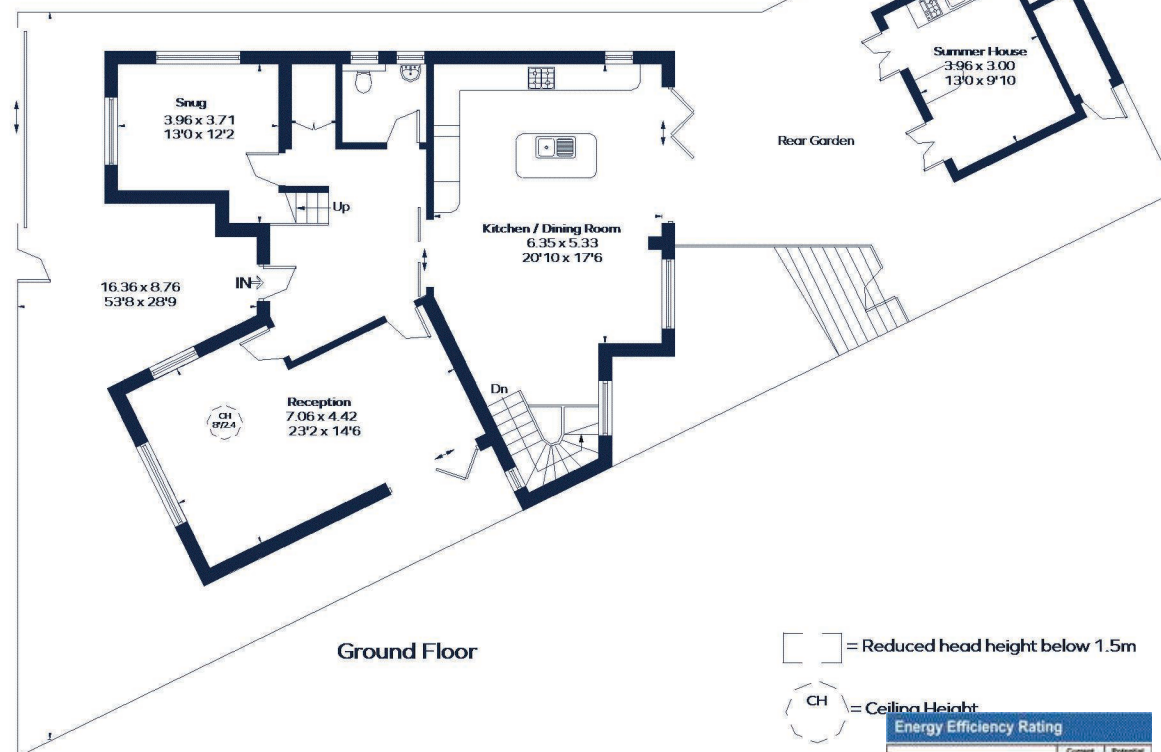
Second Floor



First Floor



Lower Ground Floor



Ground Floor

[ ] = Reduced head height below 1.5m

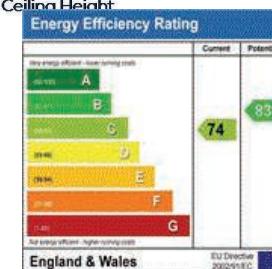
CH = Ceiling Height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 732134

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.







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THE HOME EXPERTS