



Elm Grove Road

Barnes, SW13

Guide Price £2,350,000

Steeped in Victorian elegance and meticulously reimagined for contemporary living, this magnificent four-bedroom, end-of-terrace family residence occupies a highly coveted position at the peaceful village end of Elm Grove Road. Having undergone an extensive and sympathetic refurbishment in recent years, the property flawlessly marries grand period character with the sleek comforts of modern luxury, enhanced by integrated air conditioning for year-round climate control, creating an exceptional sanctuary in the heart of Barnes.

Upon entering, the ground floor opens into a double reception room, bathed in natural light and retaining its sophisticated proportions, offering the perfect formal setting for entertaining or relaxation. The hallway leads past a discreetly positioned guest cloakroom and a highly functional, separate utility room designed with excellent custom storage solutions.

The true heart of the home is revealed at the rear: a breathtaking, extended kitchen and dining room boasting a partial vaulted ceiling and multiple skylights that flood the space with sunshine. This culinary haven features a premium central island, high-end integrated appliances, and seamless solid wood flooring. Piercing the boundary between indoor and outdoor living, full-height glass sliding doors open completely to a beautifully landscaped, west-facing garden. This tranquil outdoor oasis features a stone patio and mature borders enclosed by secure timber fencing, ideal for alfresco dining on warm summer evenings.

The upper floors are thoughtfully arranged to maximize space, privacy, and storage. The first floor accommodates three generous double bedrooms, including a spectacular principal suite to the front, complete with a characterful bay window. Every bedroom on this level benefits from bespoke fitted wardrobes, all served by a sumptuous, luxury family bathroom. Ascending to the top floor, there is a fourth double bedroom, a sleek modern shower room, and direct access to extensive eaves storage. This offers the potential to convert into an additional bedroom suite, subject to the necessary planning permissions.

CHESTERTONS



Elm Grove Road

Barnes, SW13

- Stunning Four-Bedroom House
- End-of-Terrace
- Air-Conditioning
- West-Facing Garden
- Side Access to Garden
- Chain Free
- EPC Rating C



Location / Transport / Schooling

Situated just moments from the vibrant hub of Church Road, the property enjoys unparalleled access to an eclectic mix of independent retailers, boutique cafés, artisan bakeries, and the iconic Olympic Cinema. A short stroll further leads to the scenic Barnes Pond and the bustling High Street. The area is renowned for its community-centric lifestyle, bordered by the vast green expanses of Barn Elms, Barnes Common, and idyllic walking paths along the River Thames.

For the commuter, Barnes and Barnes Bridge stations provide frequent and rapid overground services directly into central London. Excellent local bus routes offer swift access to Hammersmith Underground Station via pedestrian and cycle access over the historic Hammersmith Bridge. Families are also exceptionally well catered for, with the property sitting close to schools including St. Osmund’s Primary, The Harrodian, The Swedish School and St. Paul’s Boys & Junior School.

Tenure: Freehold
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G

The property is in conservation area CA32 Barnes Common.

**Some older photos used*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		83 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

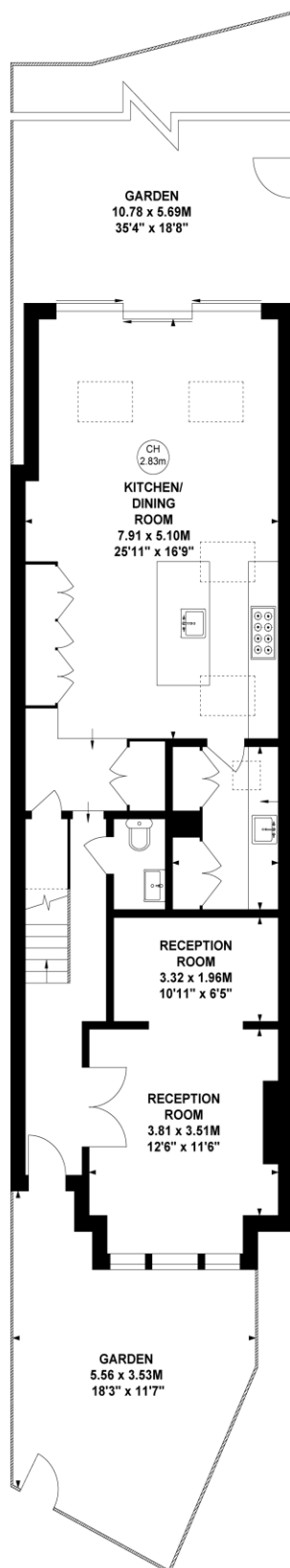
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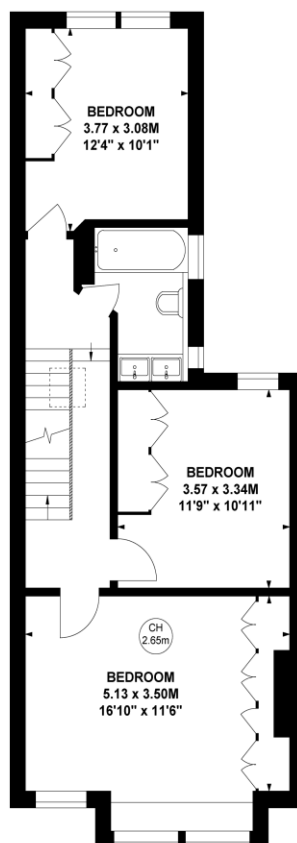
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Approximate gross internal area
197.66 sq m / 2122 sq ft

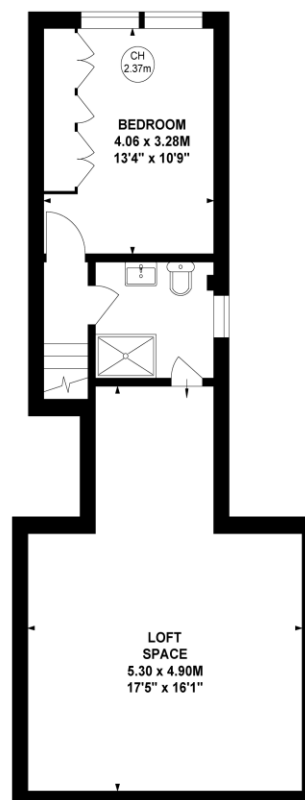
Key :
CH - Ceiling Height



Ground Floor



First Floor



Second 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

