



Suffolk Road - Barnes, SW13

Guide Price
£2,100,000

This wonderful link-detached family home offers an expansive 2,157 square feet of bright living space on a highly desirable residential road in the heart of Barnes. Stepping inside, the welcoming entrance hallway connects a practical front study with a dedicated utility room and a guest cloakroom. The heart of the home features a well-equipped kitchen and breakfast room, which flows seamlessly into a generous rear reception room. This impressive main living area opens through classic French doors into a sun-filled conservatory, which provides direct access to a beautifully maintained forty-six-foot rear garden.

The upper floors are thoughtfully arranged to accommodate growing families with five well-proportioned bedrooms, ample built-in wardrobe space, two family bathrooms and an additional separate shower room, alongside convenient eaves storage.

Situated just west of Castelnau, the property places residents moments from Barnes Village, its iconic duck pond, and the vibrant weekly farmers' market. The local lifestyle is enriched by independent boutiques, the historic Olympic Cinema, artisanal spots like The Ginger Pig, and riverside dining at Rick Stein's restaurant.

Families will benefit from proximity to premier schooling, including St Paul's Boys & Juniors, The Harrodian, and The Swedish School, as well as top-tier local primaries such as Lowther, St Osmund's, and Barnes Primary. Convenient transport links include nearby Barnes and Barnes Bridge mainline stations for direct routes into London Waterloo, while Hammersmith Underground Station provides access to four tube lines. Offered chain-free, this unique residence also comes with the distinct advantage of previously approved planning permission for a ground floor extension under reference 15/2486/HOT.

CHESTERTONS



Suffolk Road

Barnes, SW13

- A Linked Detached House
- Off Street Parking
- 5 Bedrooms
- Approx 2157 sq ft
- Chain Free
- EPC Rating C



Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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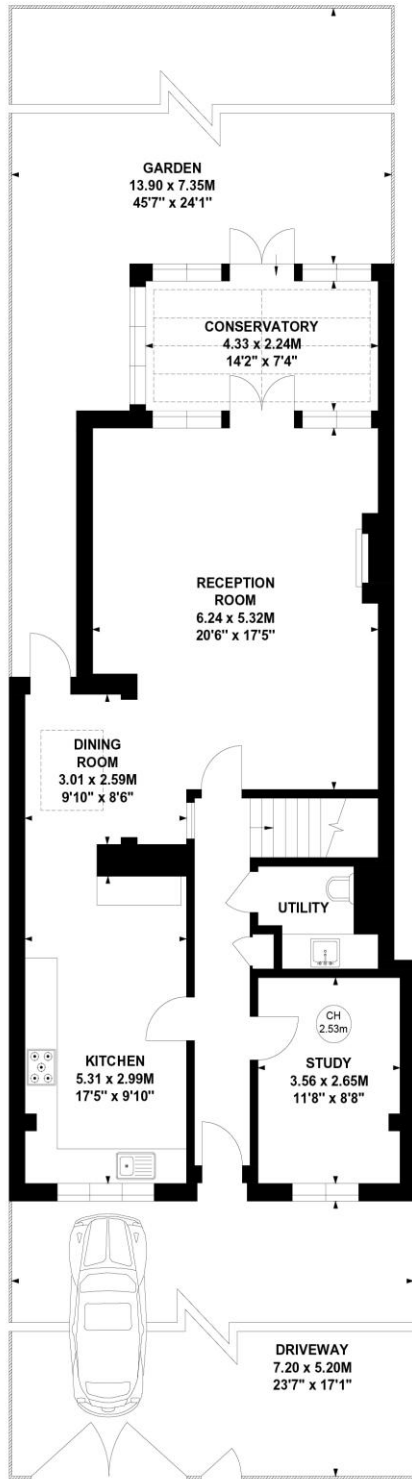
Approximate gross internal area

200.40 sq m / 2157 sq ft

(Including Eaves Storage)

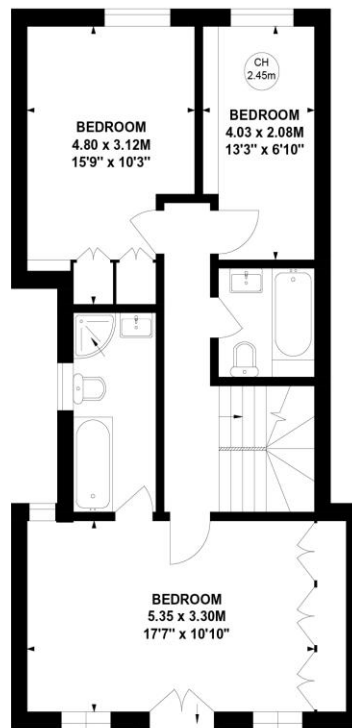
Eaves Storage

5.29 sq m / 57 sq ft

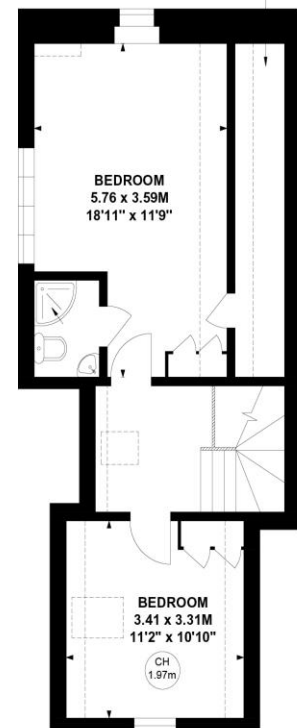


Ground Floor

Key :
CH - Ceiling Height



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

