



Lillian Road

Barnes, SW13

Asking Price
£1,400,000

A very attractive three bedroom house nestled in a quiet residential enclave of north Barnes with front and rear access. This wonderful property boasts a landscaped south-facing garden and excellent proximity to local schools, public transport and the River Thames.

The property comprises an entrance hall leading to an elegant bay-fronted double reception room with oak parquet flooring; this leads onto an open-plan kitchen and dining space at the rear with vaulted ceiling, benefitting from skylights and French doors onto the garden.

Upstairs, the first floor is occupied by the generous principal bedroom with large sash windows, a second double bedroom and the main family bathroom. The bathroom offers a luxurious freestanding bathtub and a separate shower. The top floor provides a third spacious bedroom with a well-appointed en-suite bathroom and ample eaves storage space at either end.

Lillian Road is well-positioned for shops and restaurants on nearby Castelnau, with access to the towpath by the river Thames. Hammersmith Station is the closest transport hub, with four underground lines (Hammersmith Bridge currently open to pedestrians and cycles). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge Stations.

There are some excellent schools in the area, including renowned St. Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther and St. Osmund's.

This property is in conservation area CA 25 Castelnau.

CHESTERTONS



Lillian Road

Barnes, SW13

- An Attractive Period House
- Elegant Double Reception Room
- Generous Kitchen & Dining Room
- Three Bedrooms & Two Bathrooms
- Lovely South-Facing Garden
- Convenient for Schools & Transport
- Chain Free
- EPC Rating C



Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: London Borough Of Richmond Upon Thames
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Village Sales

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Approximate gross internal area

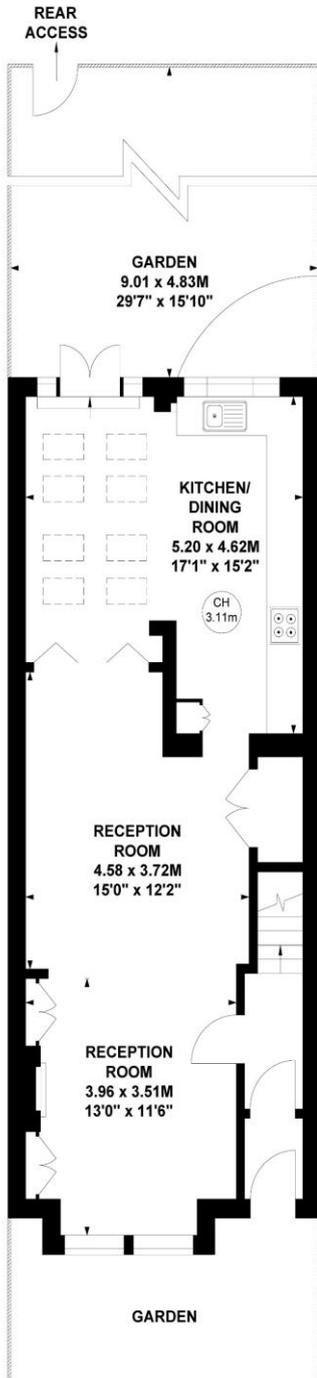
144.08 sq m / 1551 sq ft

(Including Eaves Storage)

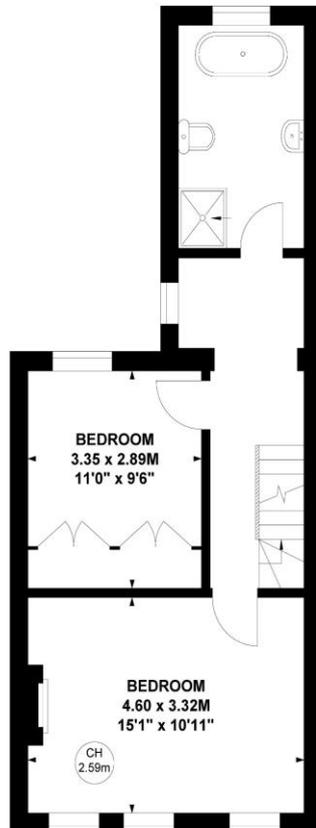
Eaves Storage : 18.18 sq m / 196 sq ft



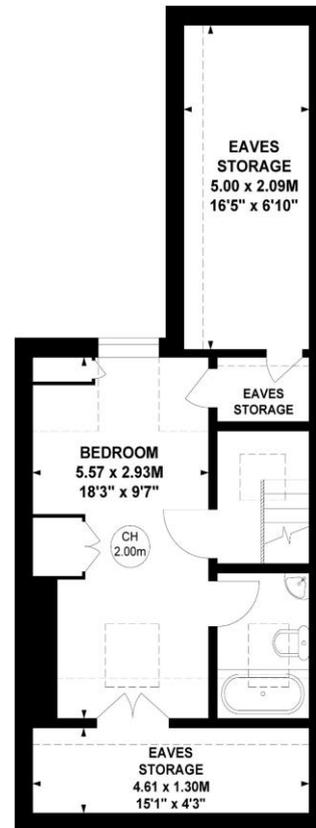
Key :
CH - Ceiling Height



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

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