



Lonsdale Road - Barnes, SW13

This magnificent, stucco-fronted Victorian villa dating back to Circa 1860, represents a rare opportunity to acquire a substantial family home on one of Barnes' most sought-after roads. Combining grand architectural proportions and living across four floors this residence retains an abundance of period features, including intricate ceiling plasterwork, marble fireplaces, and original working shutters. It is set back from the road behind gates with a generous gravel driveway for several cars, an integrated garage, and a generous landscaped rear garden. There is scope to reconfigure the house subject to planning permission.

Asking Price
£3,950,000

Entered via front steps to a raised ground floor entrance, opening into a wide, light-filled reception hall in the heart of the property. Situated to the front, a formal reception room features high ceilings, exquisite original plasterwork, a period fireplace, and full-height sash windows that flood the space with natural light. Positioned to the rear, the formal dining room boasts a striking marble fireplace and a magnificent full-height bay window. The heart of the home is an expansive, bespoke open-plan family kitchen and living area with a large picture windows framing views of the garden. A spiral staircase elegantly connects this space to the lower ground level, and a dedicated home office study and a guest cloakroom complete this floor.

Designed with fluid entertaining and versatile family living in mind, the lower level offers excellent ceiling heights and direct garden access. A conservatory extends the indoor entertaining space outward, opening directly onto a private paved terrace with steps leading up to the main lawn. This floor also includes a large secondary reception room perfect for use as a playroom, a comfortable double bedroom, a well-appointed bathroom, and a fully equipped separate utility room. A dedicated wine cellar provides ideal climate-controlled storage, while secure internal access leads directly into the integrated garage.

The first floor hosts a spacious, full-width principal bedroom suite featuring large sash windows and a spacious, fully fitted dressing room. This dressing area leads directly into an en-suite bathroom equipped with a walk-in shower and elegant twin sinks. A second generous double bedroom on this floor is served by an independent bathroom. The top floor is perfectly arranged, offering a spacious guest suite complete with its own private en-suite bathroom, alongside two further well-proportioned bedrooms and a modern family bathroom.

CHESTERTONS



Lonsdale Road

Barnes, SW13

- A Magnificent Stucco Fronted Villa
- Built Circa 1860
- Approx 4542 sq ft
- Currently 6 Bedrooms
- Gated Driveway for Several Cars
- Generous Garden
- Potential to Reconfigure (STPP)
- EPC Rating E



Location / Schooling / Transport

Situated on the highly coveted Lonsdale Road, the property enjoys an idyllic position close to Hammersmith Bridge and the scenic towpath walks of the River Thames. A short distance away is the heart of Barnes Village, celebrated for its unique countryside-in-the-city atmosphere, its iconic duck pond, and an eclectic mix of independent boutiques, award-winning restaurants, and artisan coffee shops. Barnes Village also holds a farmers' market every Saturday. For the sports enthusiasts, The Riverside Health Club is just across Barnes Bridge, while Rocks Lane offers a wide range of sporting activities.

An ideal location for families, the area has outstanding state and private school options, including St Paul's boys and Junior school, The Harrodian, The Swedish School, St. Osmond's, Barnes and Lowther primary school.

Hammersmith Station is the closest transport hub (Hammersmith Bridge open to pedestrians and cycle traffic), which benefits from an underground network and further buses. Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo.

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		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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Lonsdale Road, SW13

Approximate gross internal area

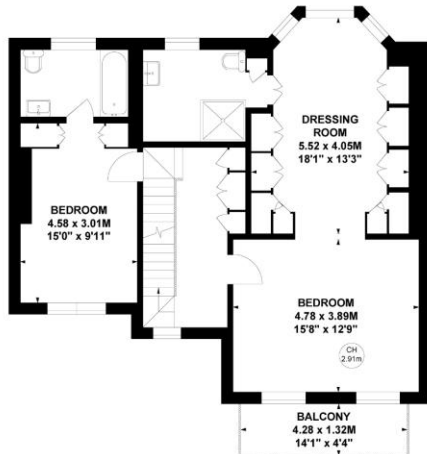
422.00 sq m / 4542 sq ft

(Including Garage & Shed)

Garage : 20.86 sq m / 225 sq ft

Shed : 2.07 sq m / 22 sq ft

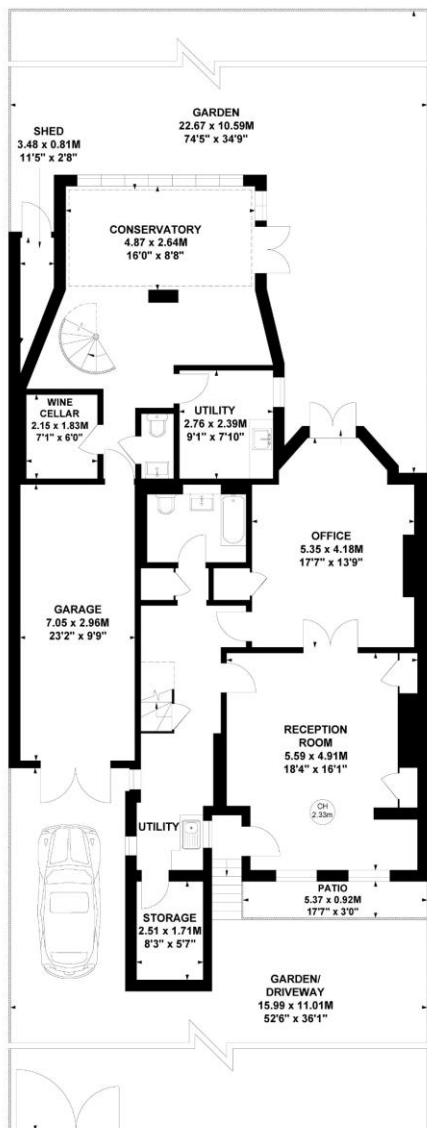
Key :
CH - Ceiling Height



First Floor



Second Floor



Lower Ground Floor



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

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