



Elm Grove Road

Barnes, SW13

Asking Price
£2,000,000

A wonderful period house, located on this popular road in Barnes Village, boasting just under 2,100 sq. ft. of internal space with a generous west facing garden and studio.

This attractive bay-fronted home comprises a front entrance porch through to a hallway with a guest cloakroom and with access into a formal front reception room, which leads through to a second reception room, currently used as a TV room. There is a lovely courtyard allowing plenty of natural light into the house. To the rear of the property there is snug / seating area which leads to the kitchen which has plenty of cupboard space, a dining area and access to the garden via full height bi-folding doors. The garden is beautifully landscaped with planted borders, a patio area, decking and a substantial studio with electric and a rear side door to a passage way.

On the first floor, there are three double bedrooms including a full-width main bedroom to the front and a modern family bathroom. On the top floor, there is a spacious bedroom with en-suite bathroom and excellent eaves storage space to the front and rear. There is scope to develop the top floor further (subject to planning permission).

Barnes is surrounded on three sides by the River Thames, providing lovely walks, and is home the world famous London Wetlands centre. For the sports enthusiast, The Riverside Health Club is just across Barnes Bridge, while Rocks Lane offers a wide range of sporting activities and Richmond Park is approximately two miles away. Barnes also offers an eclectic range of shops, award-winning restaurants and the famous duck pond.

CHESTERTONS



Elm Grove Road

Barnes, SW13

- A Wonderful Period House
- 4 Bedrooms
- Barnes Village Road
- Generous West Facing Garden
- Studio
- Air-conditioning
- Chain Free
- EPC Rating D



Location / Transport / Schooling

Elm Grove Road is a lovely tree lined road in Barnes, well-located off Church Road, close to the Olympic Cinema and Barnes Common. Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites, award-winning restaurants and the famous duck pond. Barnes Village also hosts a weekly Farmers' Market.

Convenient transport links are at nearby Barnes or Barnes Bridge stations, which offer frequent mainline services into London Waterloo. There are regular bus routes towards Hammersmith Bridge (currently open to pedestrian and bicycle traffic), which benefits from an underground network and further buses. There are some excellent schools in the area, including the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.

This property is in conservation area CA32 Barnes Common.

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		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Village Sales

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Approximate gross internal area

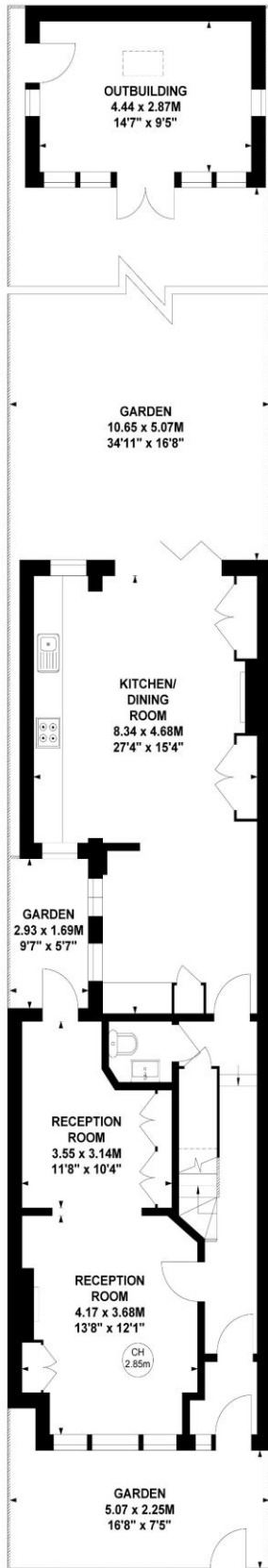
192.16 sq m / 2068 sq ft

(Including Eaves Storage & Outbuilding)

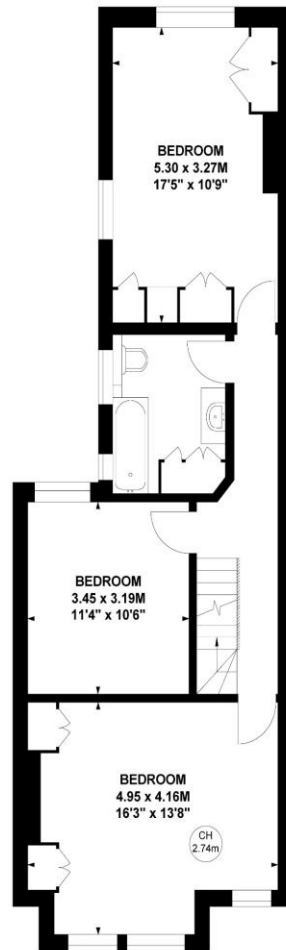
Eaves Storage : 7.58 sq m / 82 sq ft

Outbuilding : 12.74 sq m / 137 sq ft

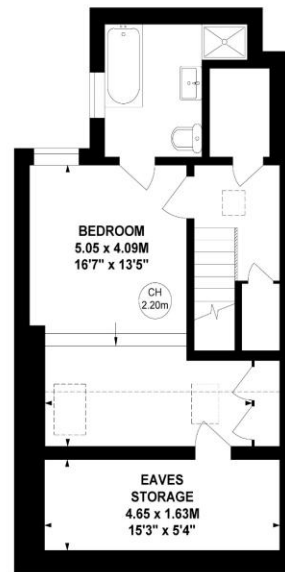
Key :
CH - Ceiling Height



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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