



# Nowell Road

Barnes, SW13

Asking Price  
£1,500,000

A fantastic, larger than average end of terrace house in north Barnes, close to the River Thames. This lovely four bedroom property has been upgraded in recent years and boasts a wonderful wrap around and south facing garden.

The accommodation is predominantly arranged over two floors with excellent natural light throughout. Comprising on the ground floor a front porch and entrance hall with guest cloakroom. On one side of the house there is a double reception room with bespoke joinery and glass bi-folding doors leading onto the garden. On the other side of the house is a spacious kitchen with central island and reception / dining room and two sets of glass bi-folding doors which lead to the garden. Adjoining the kitchen is a generous office / further reception room or TV room.

On the first floor, off a central landing there are three double bedrooms and a modern family bathroom. There is a further main bedroom suite with a dressing room and en-suite shower room. There is a drop down ladder for access to an insulated loft room with skylight currently used as a play room and further large eaves storage space.

Nowell Road is located just off well-known Lonsdale Road, offering a balance of village-style living and convenient commuting. Close by, is a parade of amenities and independent eateries; whilst nearby Barnes Village is home to the well-known duck pond and a weekly farmers' market. The Village boasts an array of boutiques, cafés and High Street favourites, including the Olympic Studios cinema and restaurant and Rick Stein's on the river.

**CHESTERTONS**



# Nowell Road

Barnes, SW13

- Superb End of Terrace House
- Larger Than Average
- 4 Bedroom / 2 Bathrooms
- Generous Wrap Around Garden
- Office / TV Room
- Loft Room
- EPC Rating C



### Schools and Transportation

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.

Hammersmith Station is the closest transport hub, with four underground rail lines (Hammersmith Bridge currently open to pedestrians and cycles only). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Chestertons Barnes Village Sales

68-69 Barnes High Street  
 Barnes  
 London  
 SW13 9LD  
 barnes@chestertons.co.uk  
 020 8748 8833  
 chestertons.co.uk

# Nowell Road, SW13

Approximate gross internal area

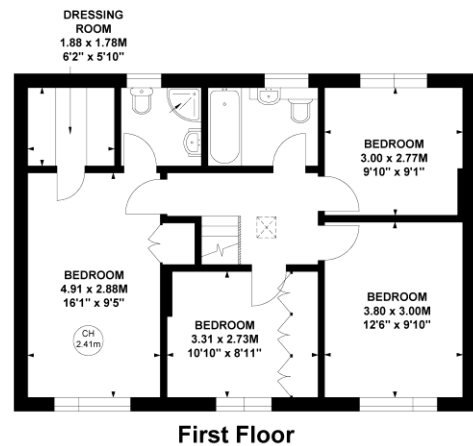
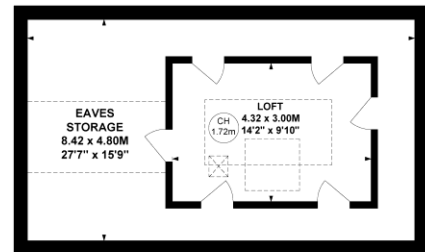
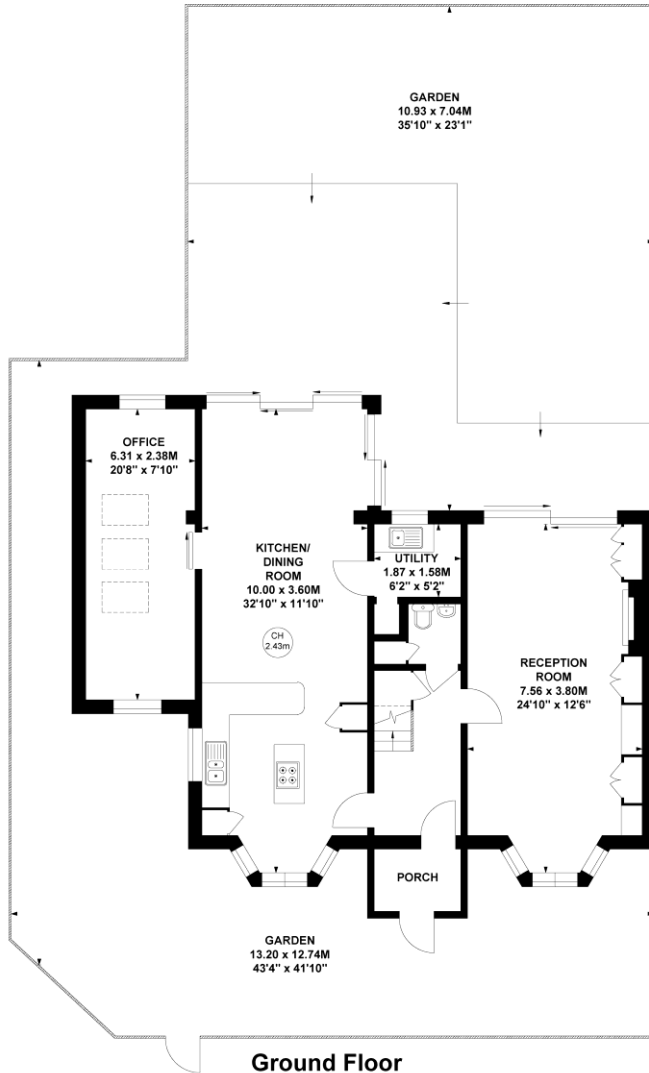
196.16 sq m / 2111 sq ft

(Including Eaves Storage & Loft)

Eaves Storage : 27.45 sq m / 295 sq ft

Loft : 12.96 sq m / 139 sq ft

Key :  
CH - Ceiling Height



**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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