

12 Sheridan Place, Barnes, SW13 0LH



Guide Price : £545,000

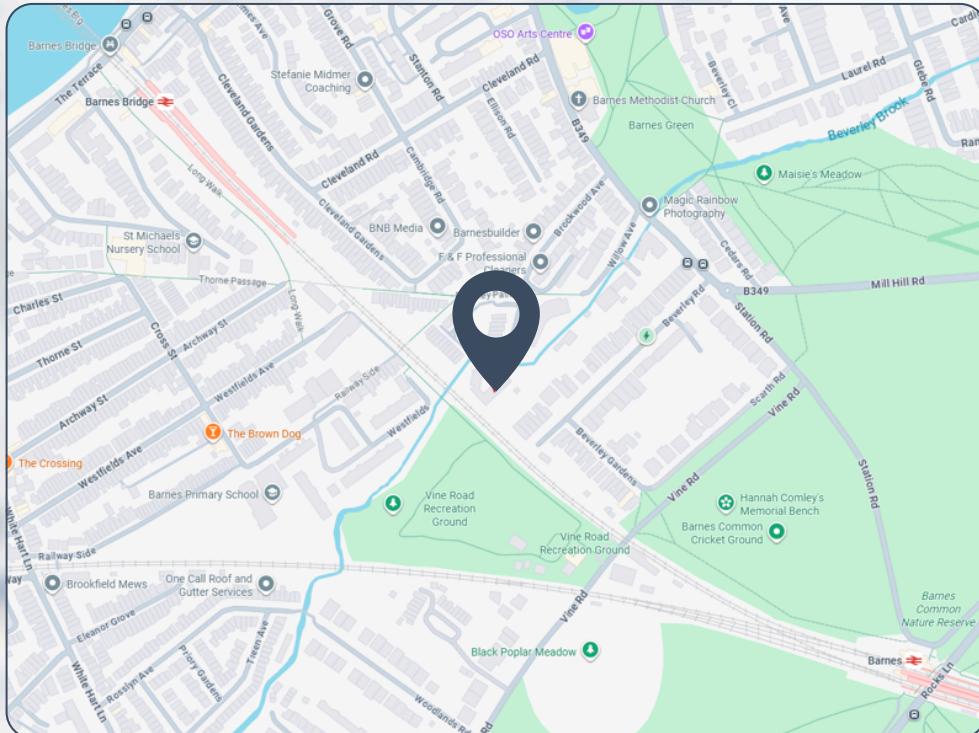
Local Authority: Richmond Borough Council

Council Tax Band: E - £2899.19 pa 2025-2026

Square Footage : 758 sq ft

EPC Band : ED

Location



You'd be hard pressed to find another community like Barnes. It's fun, vibrant and a mix of thoroughly interesting and creative types who love their neighbourhood, reflected in the colourful list of coffee shops, delis, independent retail shops, great pubs and the much-loved Olympic Cinema.

It's also a hub of public transport; another factor in this extraordinary city fringe destination, along with exceptional public spaces (such as Barnes Common and Richmond Park), the Saturday Farmers markets and events at the OSO by the pond, keep you occupied and fulfilled at weekends.

Ranelagh Avenue is a quiet residential street that runs along the northern edge of Barnes Common, and is immensely popular. Barnes is the ultimate village within a city, and life-long residents become misty-eyed about their childhood spent feeding the ducks on the pond, and sneaking into the Olympic Studios Cinema for a romantic teenage tryst. There are wonderful pubs along the river, and the annual Boat Race is a huge deal. Over 95% of the shops are independent, and it is renowned for its schools, which include St Pauls, Colet Court, The Harroidian, Ibstock, The Swedish School and St Osmonds. Communications are excellent, with Barnes Station (Waterloo 20 mins) a short walk away and a walk over Hammersmith Bridge brings you to the tube (District, Piccadilly, Hammersmith & Fulham). The A316 allows fast access to the M3, M25, M4 and beyond.

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Summary

- Modern house situated on a corner plot
- Two bedrooms with fitted wardrobes
- Living room with doors to the patio garden
- Semi-open plan kitchen with all appliances
- Guest cloakroom on the ground floor
- First floor shower room
- Within very easy walking distance to Barnes Pond, Village and Barnes Station.
- Private parking for residents and visitors on a first-come-first-serve basis

The Property

A really delightful modern 2 bedroom house situated in the very centre of Barnes Village. If there was ever a benefit to increasing age, then this is it – the owners must be 55 or over to enjoy this wonderful home.

Tucked away in a quiet cul-de-sac moments from Barnes Pond, this is a beautiful home that has been refurbished over recent years to provide easy and well thought out accommodation in what has to be one of the most convenient and peaceful spots in SW13.

The house is set inside the secure, gated entrance and has a hall with guest cloakroom, lovely semi-open plan kitchen with dishwasher, washing machine, induction hob, double oven and fridge/freezer.

The lovely light and bright living/dining room has a double door set which leads to the use of the west facing patio garden.

Upstairs there is a modern shower room and 2 lovely bedrooms both with ample fitted wardrobes.

The garden is exceptionally private and not overlooked at all, it's west facing and backs on to the babbling Beverley Brook.

Nice to know:

Asking Price : £545,000

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EPC Band : D

Leasehold : 88 Years Unexpired - 125 Year Lease from 1st April 1988. There is a possibility of purchasing the freehold through Anchor Hanover or extend the lease to 990 years.

Ground Rent : £75 per annum

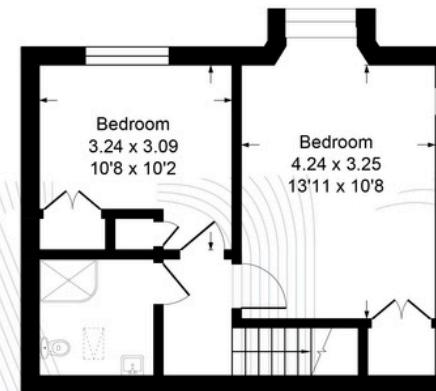
Service Charge : £411.71 per calendar month (2025-2026) and includes the following –

- a contribution to a sinking fund for any major works.
- Window cleaning
- Communal lighting
- Communal garden maintenance
- Estate Manager costs
- Anchor Emergency call system
- Secure entry system to the development
- Other ancillary items

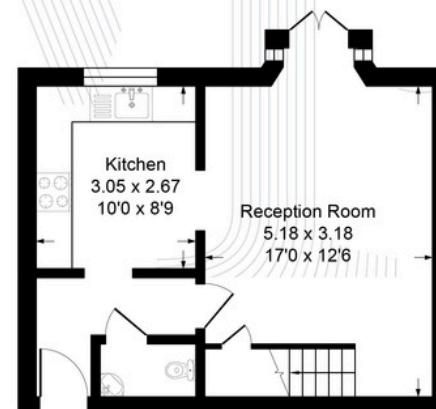
There is no gas in this development.

Sheridan Place, London, SW13

APPROXIMATE GROSS INTERNAL AREA = 70 SQ M / 758 SQ FT



First Floor =
35 sq m / 379 sq ft



Ground Floor =
35 sq m / 379 sq ft

All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purposes.
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Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. The Modern House has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.







Make Yourself at Home

We are fortunate to work in the property market of South West London and Surrey, offering beautiful homes in charming, village-like areas such as Barnes, Richmond, Mortlake, Kew, East Sheen.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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