

**LAURENT**  
RESIDENTIAL



**RECTORY ROAD**  
SW13 0DX

**£2,250,000**  
**FREEHOLD**

## RECTORY ROAD

- Prime location • Double reception room • Kitchen/dining room • Five bedrooms • Two bathrooms • South West facing garden



Set on one of Barnes' most sought-after roads, this handsome red-brick period family home combines elegant proportions with bright, practical living space. A generous double reception room showcases classic high ceilings, bay windows, a beautiful fireplace with French doors to the private rear garden, perfect for both relaxed evenings and entertaining. The spacious kitchen/breakfast room opens seamlessly to the rear, creating a wonderful hub for everyday life. Outside, a delightful rear garden offers a peaceful, private setting for al fresco dining and family play.

Upstairs, the home provides five bedrooms arranged over two floors, including an impressive top-floor principal suite with walk in wardrobe and Juliet balcony, alongside well-appointed family bathrooms.

Ideally positioned for the amenities of Barnes Village, outstanding local schools, riverside walks, walks on the common and superb transport connections, this is a superb opportunity to secure a character-filled house in a prime location.

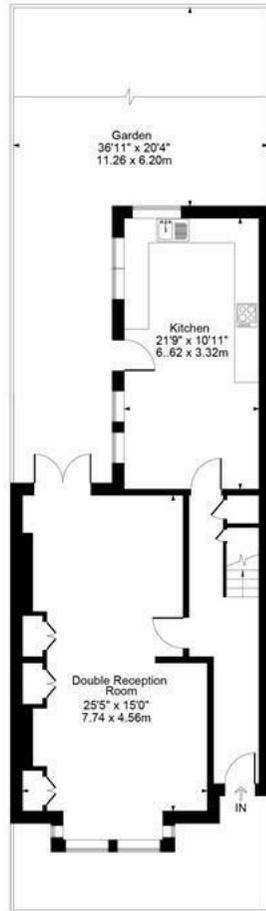
Check your broadband and mobile coverage here

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

# Rectory Road, London, SW13

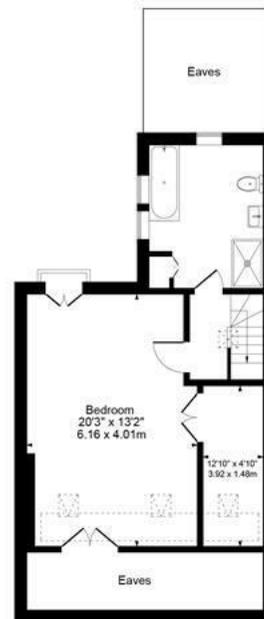
Approximate Gross Internal Floor Area =  
183.73 sq m / 1978 sq ft (Excluding Eaves)  
Eaves = 24.25 sq m / 261 sq ft (Approx.)  
Total = 207.98 sq m / 2238 sq ft



Ground Floor



First Floor



Second Floor

All Measurements are in Accordance to the RICS Code Of Measuring Practice.  
Measurements are Approximate & only for illustrative purpose.  
© Property Visual Ltd - info @propertyvisual.com - www.propertyvisual.com

## RECTORY ROAD





## RECTORY ROAD

### ADDITIONAL INFORMATION

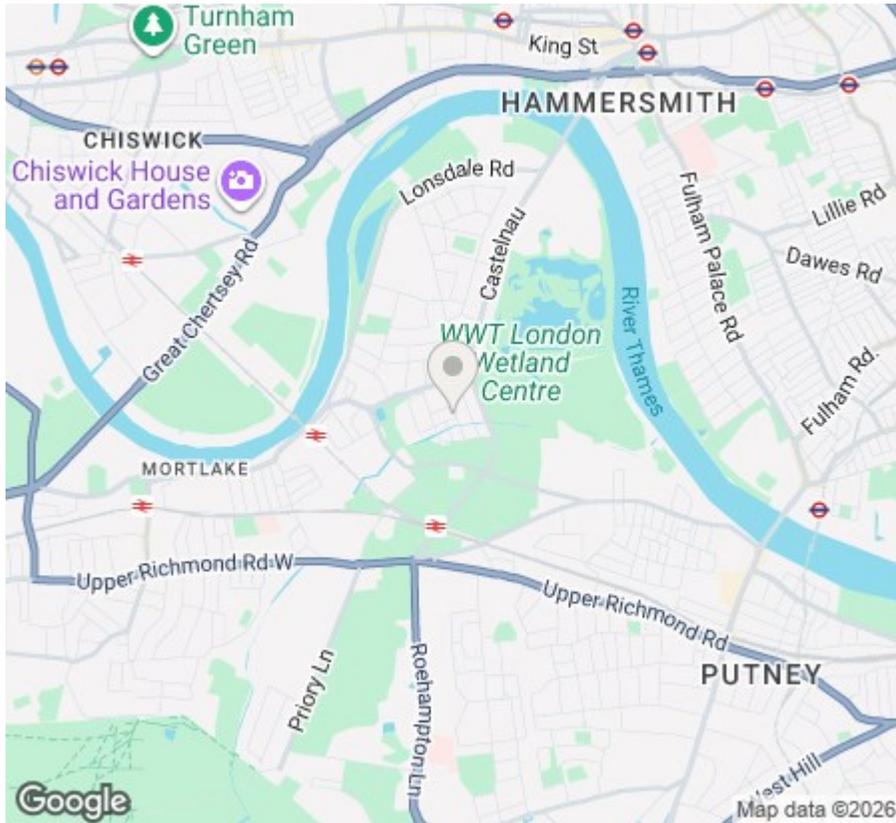
Local Authority – Richmond

Council Tax – Band G

Viewings – By Appointment Only

Tenure – Freehold





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 

# LAURENT

RESIDENTIAL

Barnes Sales  
 Essex Lodge  
 1A Barnes High Street  
 Barnes  
 London  
 SW13 9LB

0208 876 4466  
 property@laurentresidential.co.uk  
 www.laurentresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements