



Rocks Lane

Barnes, SW13

Asking Price £900,000

An exceptional and beautifully presented, two-bedroom garden flat occupying a desirable end-of-terrace position in Barnes, with a large west facing garden. Spanning just over 1,000 sq. ft. of lateral living space, this rare-to-the-market property boasts generous proportions and a thoughtful layout. Available with no onward chain, the home has been meticulously updated with a fresh, neutral aesthetic, high ceilings, and high-specification finishes throughout; making it an ideal turnkey opportunity.

The accommodation flows seamlessly from an intercom-secured entrance into the heart of the home. A bright and well-designed snug/television area provides an elegant environment for relaxation, while the impressive kitchen and dining room serves as the central hub for everyday living with access to the garden. Fully fitted with premium integrated appliances and extensive countertop space, the kitchen offers ample room for a large dining table. There is also a courtyard/patio allowing for excellent natural light and air through the property.

There is a generous principal bedroom with a newly fitted shower room adjacent. There is a further double bedroom and a modern main bathroom. Both bathrooms have been luxuriously upgraded to include underfloor heating and heated, mist-free mirrors. Adding significant practical value is a highly useful and large cellar storage area, perfect for keeping the main living areas clutter-free.

Stepping outside, the property features a spectacular 47 ft, private, west-facing landscaped garden. The kitchen-dining room opens directly onto a generous patio terrace, perfectly oriented for al fresco dining and evening entertaining. Beyond the patio, a beautifully maintained lawn is framed by established shrub borders. Mature trees at the far boundary provide an excellent natural screen, ensuring an exceptional degree of privacy.

The flat enjoys a peaceful setting while remaining exceptionally well-connected. Outside, the property benefits from an end-of-terrace position that offers good parking availability with both residents' and visitors' parking permits readily available. It overlooks the green expanses of Barn Elms playing fields and is just moments from Barnes Common and local sports grounds.

CHESTERTONS



Rocks Lane

Barnes, SW13

- Spacious Two-Bedroom Garden Flat
- Large Private West Facing Garden
- Generous Open-Plan Living Space
- Two Modern Bathrooms
- Convenient for Village, Transport & Common
- Cellar
- Share of Freehold
- EPC Rating C
- Chain Free



Location / Schooling / Transport

Barnes residents are spoiled for choice with a curated selection of independent boutiques, award-winning restaurants, artisan coffee shops, art galleries and the historic Olympic Studios cinema. The iconic Barnes duck pond, the sweeping green spaces of Barnes Common and idyllic towpath walks along the River Thames toward Hammersmith and Richmond are all within casual walking distance. For commuters, both Barnes Bridge Station and Barnes Station provide frequent and direct rail services into London Waterloo. Excellent local bus routes offer rapid connections to nearby Richmond, Putney and Hammersmith; unlocking easy access to the London Underground network. Heathrow Airport is also highly accessible via road or rail links.

The property is perfectly positioned for world-class schooling, with prestigious institutions nearby including St. Paul's Boys School, The Harrodian, The Swedish School and Ibstock Place. Exceptional primary education is equally close by, including St. Paul's Juniors, St. Osmunds' (RC) Primary School, Lowther Primary School and highly-regarded Barnes Primary School.

Tenure: Leasehold plus Share of Freehold with 92 years remaining

Service Charge: Approximately £300 per annum

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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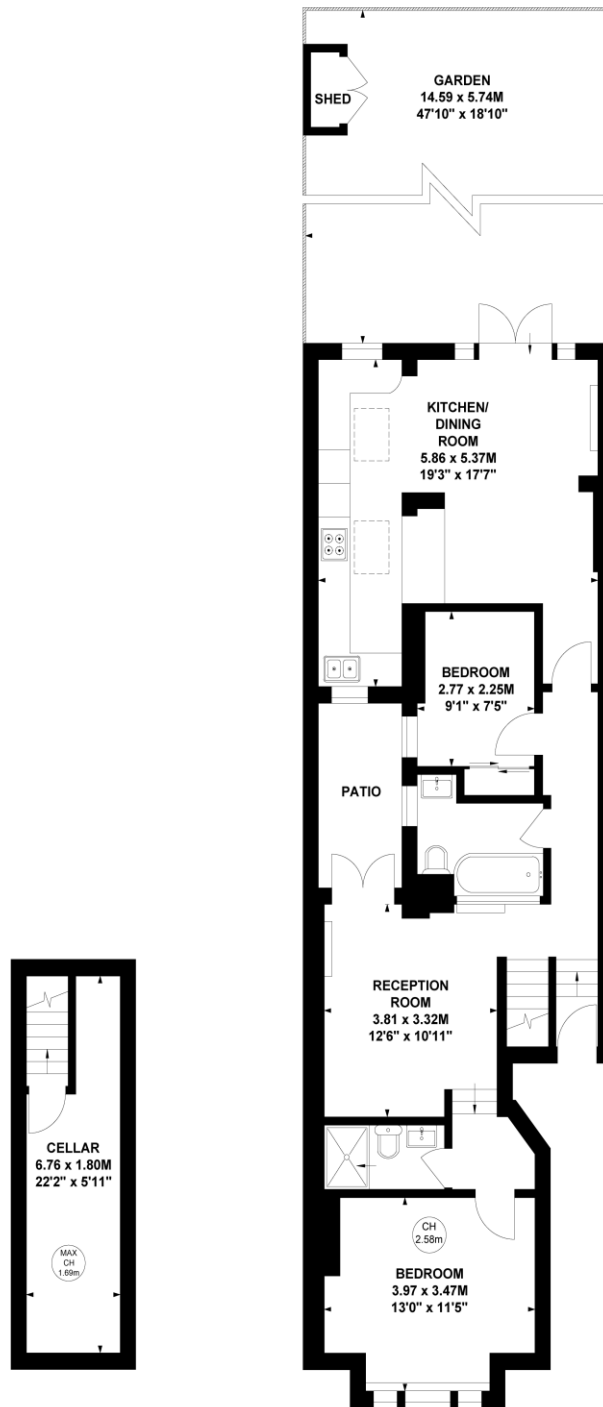
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Approximate gross internal area
93.42 sq m / 1006 sq ft

Key :
CH - Ceiling Height



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

