



# Madrid Road

Barnes, SW13

Asking Price £3,000,000

This imposing semi-detached period house, with excellent proportions, is located in central Barnes village. Configured across three floors of grand, light-filled living space, the property offers a versatile layout with five bedrooms and an additional bedroom or utility room. The house is defined by its exceptional indoor-outdoor synergy, boasting a wider-than-average landscaped garden, an elevated private balcony and a striking, contemporary detached garden pavilion complete with glass sliding doors and a shower room.

The ground floor introduces a grand entrance hall, featuring a discreet cloakroom and bespoke storage solutions. A stately bay-fronted formal reception room flows seamlessly through to a chef's kitchen with premium appointments. To the rear, an expansive open-plan dining and secondary living area showcases a flawless transition to the garden via elegant French doors.

On the first floor, there are three well-proportioned double bedrooms, a further bedroom or utility room and a new principal bathroom. The top floor reveals an opulent fifth double bedroom suite, opening to a private balcony overlooking the manicured grounds, with a dressing room. There is a further double bedroom suite with a private shower room and extensive eaves storage.

Bathed in natural sunlight throughout the day, the south-facing garden provides an idyllic sanctuary for relaxation and entertainment. A sweeping stone patio is designed specifically for high-end al fresco dining, stepping down to an expansive rolling lawn framed by established, mature shrubbery and a concealed storage enclave.

This property is in Conservation Area CA76 Madrid Road.

**CHESTERTONS**



# Madrid Road

## Barnes, SW13

- Substantial Semi-Detached House
- Approximately 3,066 Sq. Ft.
- Five-Six Double Bedrooms
- South-Facing Garden & Balcony
- Garden Studio with Bathroom
- Premium Barnes Road
- Chain Free
- EPC Rating C



## Transport / Schooling / Location

Situated on an idyllic tree-lined road, moments from Ferry Road and the historic Olympic Cinema, this prestigious address offers unrivalled access to the very best of southwest London. Residents are just moments from Barnes Village's independent boutiques, award-winning restaurants, weekly artisan Farmers' Market and the iconic duck pond. Elite recreation is readily available along the scenic Thames-side paths, the London Wetlands Centre and premier fitness facilities at The Riverside Health Club and Rocks Lane; while the vast expanses of Richmond Park sit just two miles away.

The property benefits from effortless transit links, with swift mainline connections into London Waterloo from nearby Barnes and Barnes Bridge stations, alongside excellent bus links to Hammersmith's underground network. It also enjoys close proximity to the country's finest educational institutions, including St Paul's Boys & Juniors, The Harrodian, and The Swedish School, alongside top-tier local primary schools.

**Tenure:** Freehold

**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	69 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Chestertons Barnes Sales

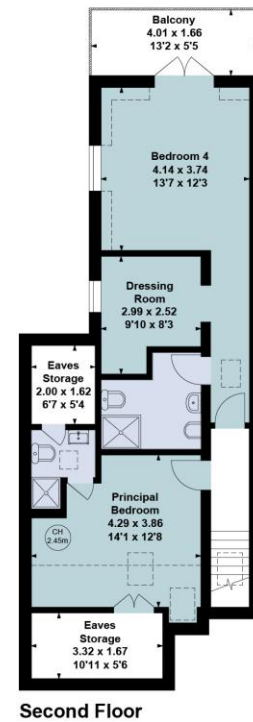
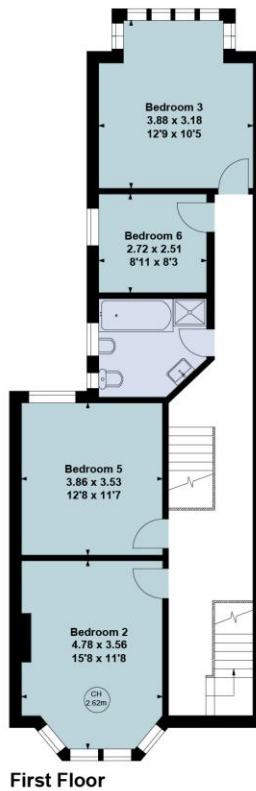
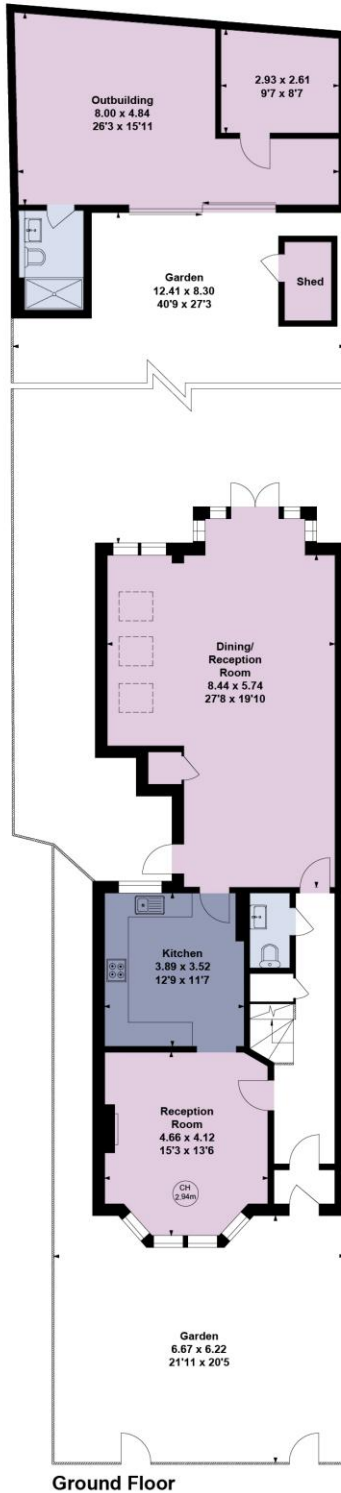
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# Madrid Road, SW13

Gross internal area (approx) 284.84 sq m / 3066 sq ft  
 (Including Eaves Storage & Outbuilding)  
 Eaves Storage 8.78 sq m / 94 sq ft  
 Outbuilding 40.56 sq m / 437 sq ft



Key :  
 CH - Ceiling Height



**For Identification Only. Not To Scale.**  
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