



Lillian Road

Barnes, SW13

Asking Price £1,750,000

A beautifully presented and spacious, four-bedroom, Victorian house located on this popular cul-de-sac in Barnes. This attractive property is set over four floors, with well-balanced accommodation, a south-facing landscaped garden and rear access.

Lillian Road is well-positioned for shops and restaurants on nearby Castelnau, with access to the towpath by The River Thames. Hammersmith Station is the closest transport hub, with four underground lines (Hammersmith Bridge currently open to pedestrians and cycles). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge Stations.

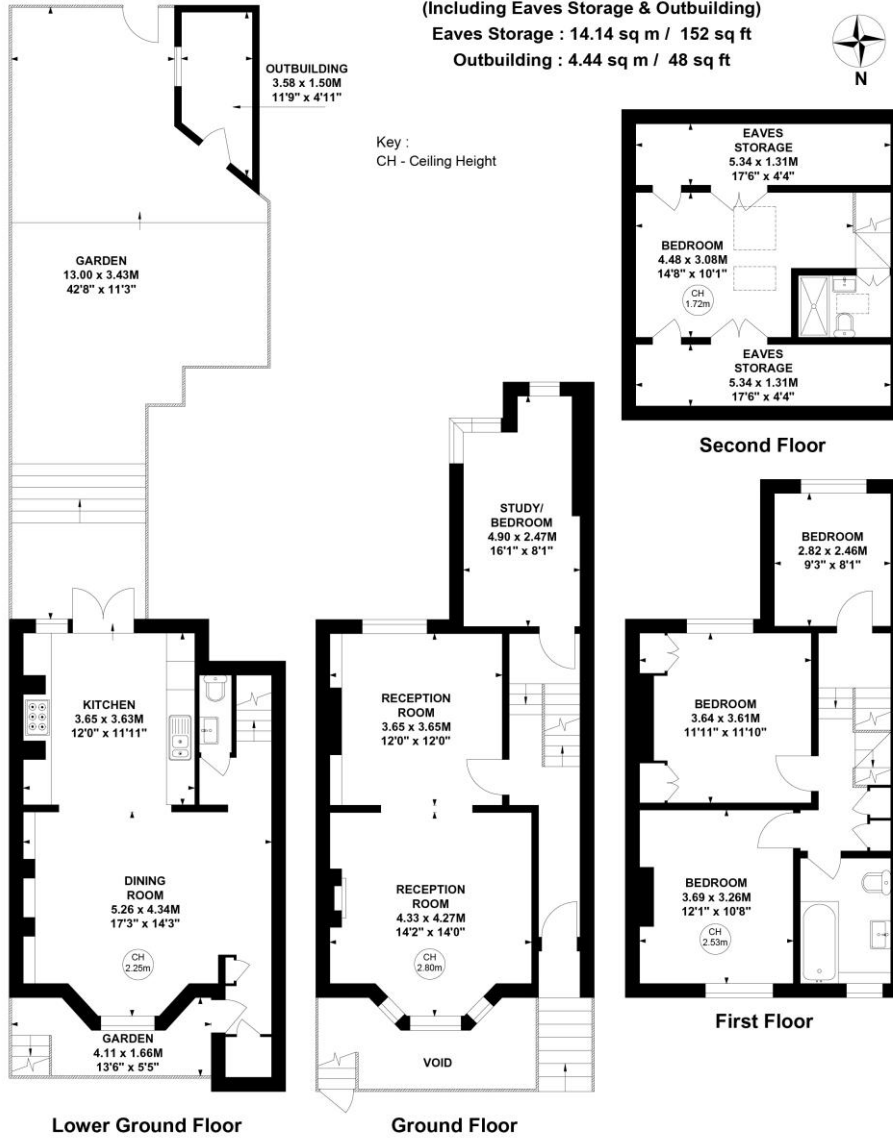
There are some excellent schools in the area, including renowned St. Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther and St. Osmund's.

This property is in a conservation area: CA25 Castelnau.

CHESTERTONS

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Approximate gross internal area
 175.68 sq m / 1891 sq ft
 (Including Eaves Storage & Outbuilding)
 Eaves Storage : 14.14 sq m / 152 sq ft
 Outbuilding : 4.44 sq m / 48 sq ft



Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only

Tenure: Freehold
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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