



Madrid Road

Barnes, SW13

£12,500 per month
(£2,884.62 per week)

A generously proportioned semi-detached house in central Barnes. The property boasts a south-facing garden and balcony, flexible accommodation and a garden studio complete with a bathroom.

On the ground floor, the property offers a cloakroom and a storage space in the entrance hall, a bay-fronted formal reception room through to a well-appointed kitchen and an open-plan dining and secondary reception space at the rear with side access and French doors to the garden.

The garden benefits from a patio area for al fresco dining, a large lawn with mature shrubbery, a shed and a spacious garden studio with sliding doors and a shower room.

Upstairs, the first floor provides four double bedrooms and a bathroom. The second floor offers a fifth double bedroom with a balcony overlooking the garden, a sixth double bedroom with an en-suite shower room and eaves storage space and a large study that could be used as a seventh double bedroom, as well as another bathroom.

Madrid Road is nestled in a residential enclave of central Barnes; offering the ideal balance of proximity to the delights of Barnes Village and to the renowned schools and public transport links of north Barnes.

CHESTERTONS



Madrid Road

Barnes, SW13

- Generous Semi-Detached House
- Two Reception Rooms
- Six to Seven Double Bedrooms
- South-Facing Garden & Balcony
- Garden Studio with Bathroom



Minimum Term: six months
Deposit Required: six weeks rent (£17,307.72)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: G
EPC Rating: C
Furnished / Part-Furnished / Unfurnished

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

Chestertons Barnes Lettings

68-69 Barnes High Street
 Barnes
 London
 SW13 9LD
 lettings.barnes@chestertons.co.uk
 020 8748 7733
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory Check: Approx. £100-£250 (inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees

Madrid Road, SW13

Approximate gross internal area

284.84 sq m / 3066 sq ft

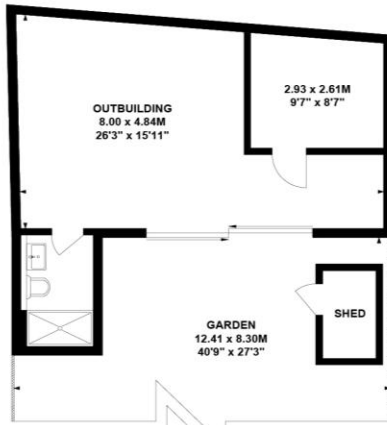
(Including Eaves Storage & Outbuilding)

Eaves Storage

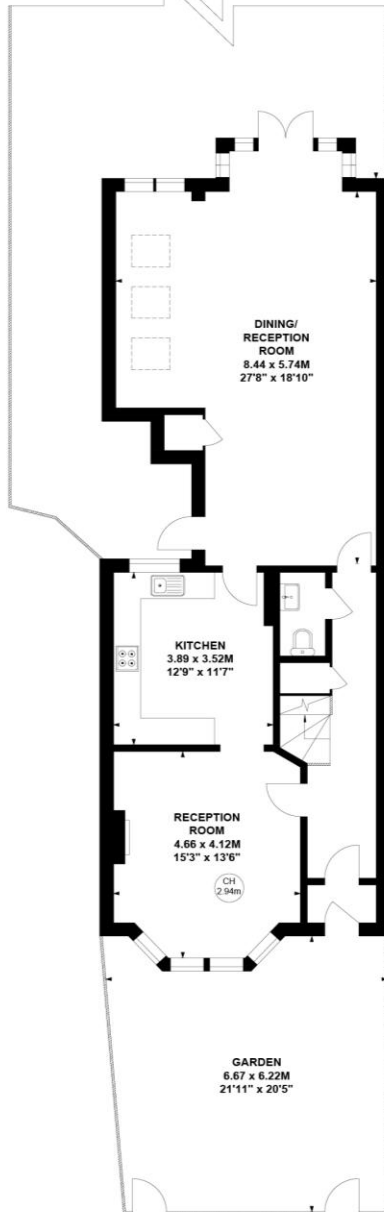
8.78 sq m / 94 sq ft

Outbuilding

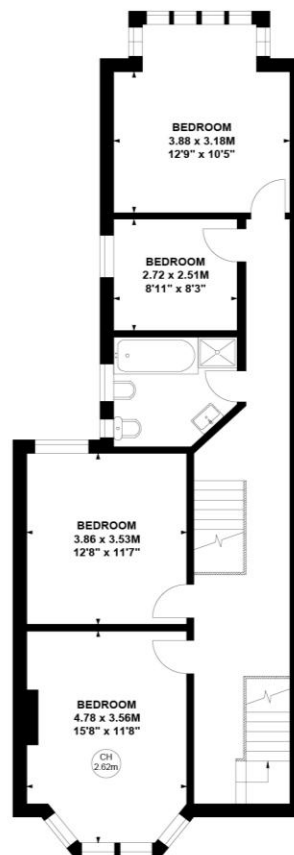
40.56 sq m / 437 sq ft



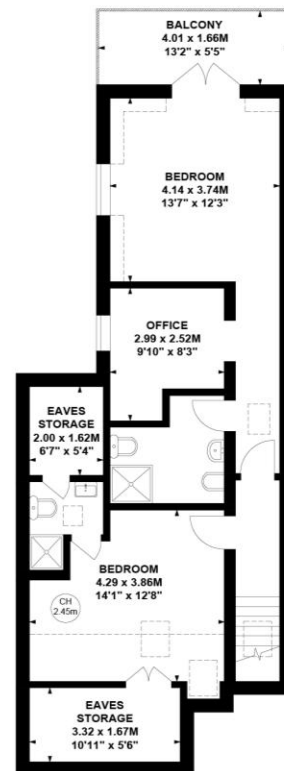
Key :
CH - Ceiling Height



Ground Floor



First Floor



Second 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

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