

# 14 The Hermitage, Barnes, SW13 9RF

**Guide Price :** £2200pcm

**Local Authority:** Richmond Borough Council

**Council Tax Band:** - £ pa 2026-2027

**Square Footage :** sq ft

**EPC Band :**

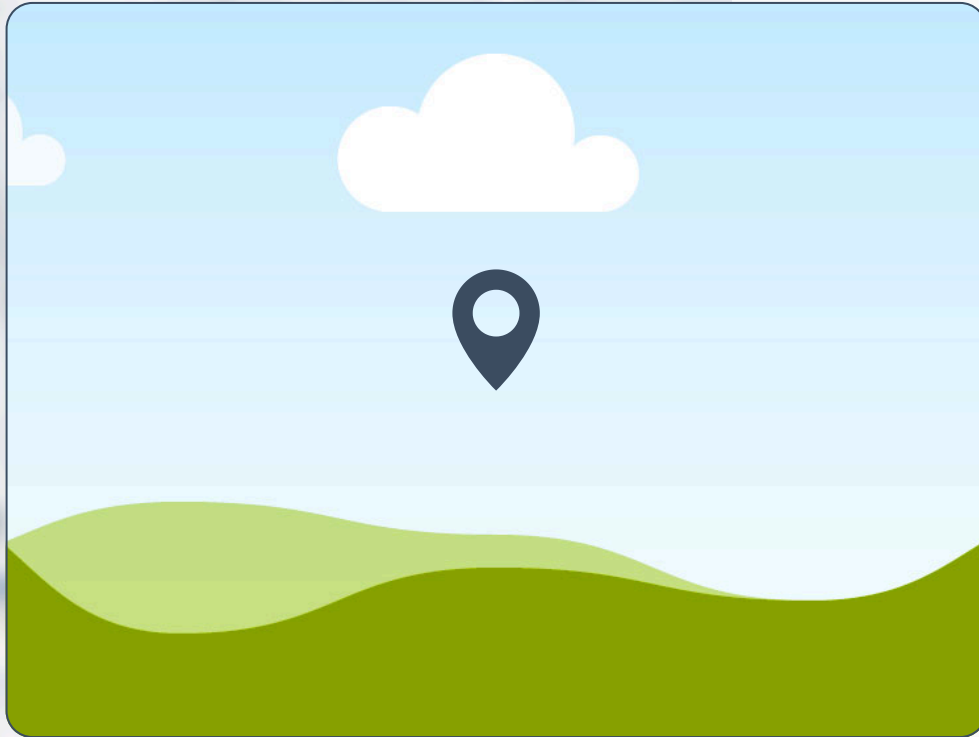


# Location

You'd be hard pressed to find another community like Barnes. It's fun, vibrant and a mix of thoroughly interesting and creative types who love their neighbourhood, reflected in the colourful list of coffee shops, delis, independent retail shops, great pubs and the much-loved Olympic Cinema.

It's also a hub of public transport; another factor in this extraordinary city fringe destination, along with exceptional public spaces (such as Barnes Common and Richmond Park), the Saturday Farmers markets and events at the OSO by the pond, keep you occupied and fulfilled at weekends.

Ranelagh Avenue is a quiet residential street that runs along the northern edge of Barnes Common, and is immensely popular. Barnes is the ultimate village within a city, and life-long residents become misty-eyed about their childhood spent feeding the ducks on the pond, and sneaking into the Olympic Studios Cinema for a romantic teenage tryst. There are wonderful pubs along the river, and the annual Boat Race is a huge deal. Over 95% of the shops are independent, and it is renowned for its schools, which include St Pauls, Colet Court, The Harroddian, Ibstock, The Swedish School and St Osmonds. Communications are excellent, with Barnes Station (Waterloo 20 mins) a short walk away and a walk over Hammersmith Bridge brings you to the tube (District, Piccadilly, Hammersmith & Fulham). The A316 allows fast access to the M3, M25, M4 and beyond.



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## Summary

- Two bedrooms
- Living room with bifold doors to the balcony
- Kitchen with granite worktop
- Shower room
- Wooden floors throughout
- Communal gardens
- Within very easy walking distance to Barnes Pond, Village and both Barnes and Barnes Bridge Stations.
- Garage and permit parking.

## The Property

Tucked away in a quiet cul-de-sac moments from Barnes Pond, this is a beautiful home that has been refurbished over recent years to provide practical and well thought-out accommodation in what has to be one of the most convenient and peaceful spots in SW13.

The apartment is set on the 2nd floor of this modern development, (it's worth noting that there is no lift here), the lovely spacious lounge has incredibly useful built-in cabinetry and bifold doors onto the south-facing balcony which is big enough to sit out and enjoy nature at its best among the treetops.

The good-sized kitchen has granite worktops, an electric hob, electric oven, washing machine and fridge/freezer.

The two double bedrooms both have fitted wardrobes and the lovely shower room also has fitted storage.

The property comes with a single garage located in a nearby block and is the perfect place for leaving bikes.

## Nice to know:

**Local Authority:** Richmond Borough Council

**Council Tax Band:** - Band D £2486.10 2026-2027

**Square Footage :** 618 sq ft

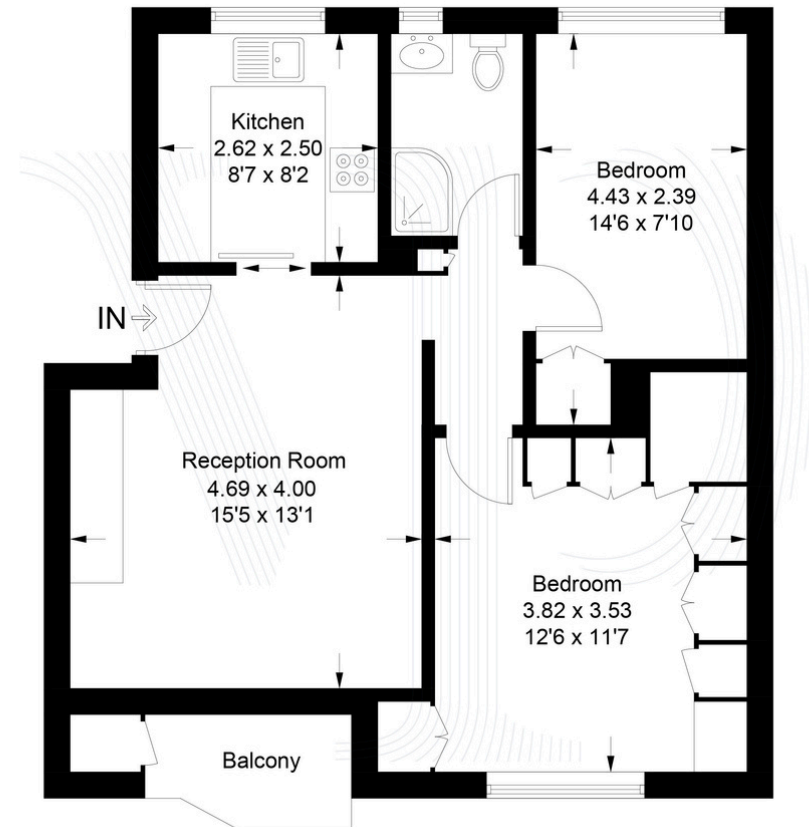
**EPC Band :** C

**This property is fully managed by Village Properties**

**The property has a water softener fitted.**

## The Hermitage, London, SW13

Approximate Gross Internal Area = 57.4 sq m / 618 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice.  
Measurements are approximate & only for illustrative purposes.  
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Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. The Modern House has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.







# Make Yourself at Home

We are fortunate to work in the property market of South West London and Surrey, offering beautiful homes in charming, village-like areas such as Barnes, Richmond, Mortlake, Kew, East Sheen.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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