



Lillian Road - Barnes, SW13

A beautifully presented and spacious four bedroom Victorian house located on this popular cul-de-sac road 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

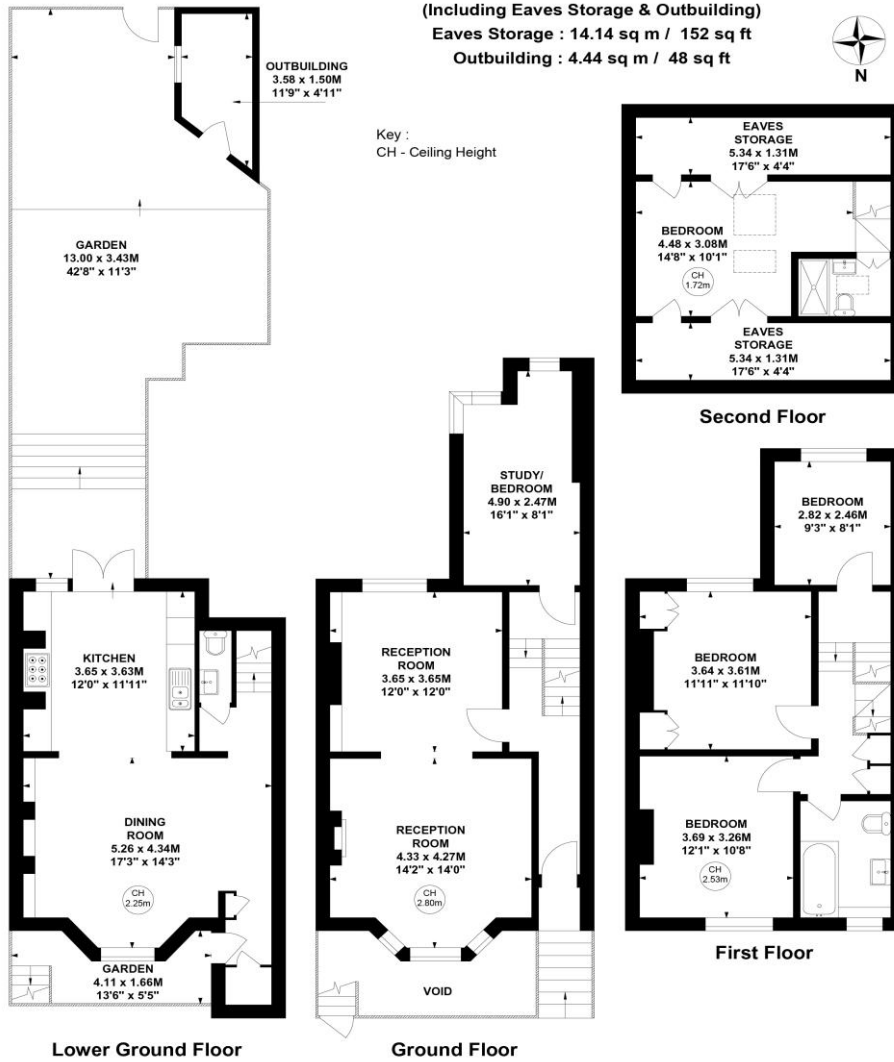
Asking Price

£1,800,000

CHESTERTONS

Lillian Road, SW13

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
Service Charge: £0
Ground Rent: £0
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		
55-68	D	66 D	82 B
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Village Sales

68-69 Barnes High Street
 Barnes
 London
 SW13 9LD
 barnes@chestertons.co.uk
 020 8748 8833

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.

