



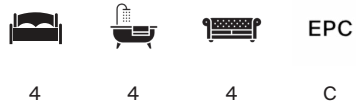
ELM BANK GARDENS

London SW13



BEAUTIFUL FAMILY HOME

A beautifully proportioned family home occupying a remarkable garden plot on Elm Bank Gardens.



Local Authority: London Borough of Richmond Upon Thames

Council Tax band: G

Tenure: Freehold

Guide price: £2,800,000



OFFERING FLEXIBLE & WELL-PROPORTIONED LIVING

A substantial and beautifully configured family home arranged over three floors, extending to approximately 2,816 sq. ft, set within a generous and unusually shaped plot on the highly desirable Elm Bank Gardens in Barnes.

The property offers exceptionally flexible and well-proportioned living space, ideal for both family life and entertaining. On the ground floor, a welcoming reception hall provides access to a series of elegant reception rooms, including a generous formal reception room to the front and two further reception areas offering versatility as family rooms, studies or playrooms. To the rear, a spacious kitchen sits alongside a dedicated dining room, with both spaces enjoying a strong connection to the garden and providing excellent entertaining flow. A summer room further enhances the ground floor accommodation.







PRINCIPAL BEDROOM WITH WALK IN WARDROBE

The garden is a particular feature of the property, offering an impressive expanse with varying widths and excellent privacy, providing ample space for outdoor dining, play and landscaping.

The first floor is arranged to provide a well-balanced bedroom layout, including a generous principal bedroom suite with a walk-in wardrobe and en suite bathroom. There are two further bedrooms on this floor, all well sized and served by additional bath and shower rooms, making the layout ideal for growing families or visiting guests.

The top floor provides further valuable accommodation, including a large loft room with access to extensive eaves storage, a bathroom and a balcony. This floor is ideal as a principal suite alternative, guest accommodation or a combination of bedroom and home office space.

Overall, the house combines substantial internal space, excellent storage, and a flexible layout with a superb location, making it a rare and highly appealing family home in one of Barnes' most sought-after residential streets.







LOCATION

Elm Bank Gardens is a quiet and highly regarded residential cul-de-sac located just off The Terrace in the heart of Barnes, SW13, within the London Borough of Richmond upon Thames. The street is known for its attractive early-20th-century period houses and its peaceful setting, while remaining exceptionally convenient for daily life and commuting.

The area is especially well regarded for its quality of schooling. Barnes Primary School is within a short walk and is consistently popular with local families. A number of other well-rated state primaries and secondaries are close by, while respected independent schools such as St Paul's School, Latymer Upper School and The Harrodian School are also easily accessible, reinforcing the area's strong family appeal.







Approximate Gross Internal Area = 261.6 sq m / 2816 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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