



**BELGRAVE ROAD, BARNES, SW13**  
£3,150,000

**Carter Jonas**

# BELGRAVE ROAD, BARNES, SW13

This immaculate house has been redesigned and finished to suit modern living, offering generously proportioned living and entertaining space.

An impressive hallway, with contemporary staircase, understairs storage cupboard and WC leads through to a formal reception room with fireplace and alcove shelving/cabinets.

Substantial volumes have been achieved in the extended kitchen/diner/family room with an abundance of natural light and luxurious textures combining to make an impressive space. French doors lead out to a stunning garden that measures 70ft. A separate studio suite with shower room and WC can be found at the foot of the garden.

The first floor consists of four double bedrooms all with built-in wardrobes, one with an en suite bathroom, the other three bedrooms are served by a family bathroom. The top floor has been extended to create a large bedroom with en suite bathroom and plenty of built-in wardrobe space and eaves storage. There is also a handy utility room which currently houses the washing machine and tumbler dryer.

Belgrave Road is a quiet cul-de-sac, ideally located in the heart of the Village, with its range of shops, restaurants and the duck pond. Barnes Bridge station is (1120m) the closest station, which provides a service into Waterloo. Bus services to Hammersmith provide a link to the underground network. The Harrodian, St Paul's and the Swedish Schools are all within walking distance.

## AMENITIES

- 5 Bedrooms
- 2 Reception Rooms
- Landscaped garden
- Off Street Parking
- 2,626 Approx Sq Ft
- Freehold
- Semi-Detached
- 3 Bathrooms
- Separate Studio/cottage
- Guest Cloakroom

**TENURE** Freehold

**LOCAL AUTHORITY** Richmond Borough Council

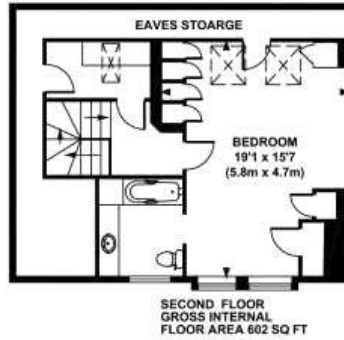
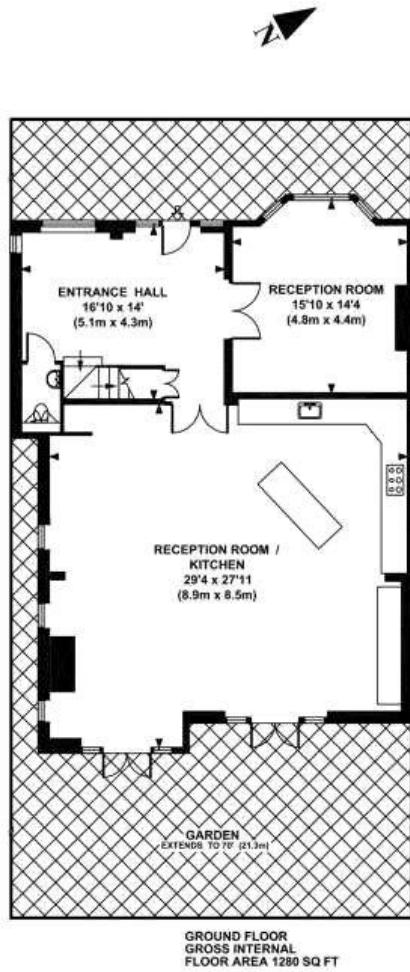
**EPC BAND** C

## SUPERB FIVE-BEDROOM SEMI-DETACHED HOUSE WITH 70FT GARDEN AND INDEPENDENT GARDEN STUDIO CLOSE TO BOTH THE RIVER AND BARNES VILLAGE.





BELGRAVE ROAD, SW13



APPROX. GROSS INTERNAL FLOOR AREA 2974 SQ FT / 277 SQ M  
Ref: 5170028 Copyright Boileau 2007

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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