

LAUREL ROAD, SW13

£5,250,000



WILFORDS
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3895 SQ FT / 361.8 SQ M | 6 BEDROOMS | 4.5 BATHROOMS |
2 RECEPTIONS

This beautifully appointed Lion house dates back to 1899 and is located on Laurel Road, a premier road in Barnes village and embraces the perfect balance between period charm and contemporary style.

The exquisitely designed house is circa 4,000 SQ FT spanning three floors with six bedrooms, four bathrooms and a private south facing garden to the rear with direct views over Barnes Common. The house has the added benefit of secure off-street parking to the front meaning the plot within which the property sits is wider than average.

The ground floor is open plan with interconnected kitchen/dining/living spaces and solid parquet wooden flooring. There is a brand new stylish Smallbone kitchen with central island, Miele appliances, Fisher and Paykel Fridge Freezer, Quooker tap and Statuario Quartz surfaces. Extensive use of glass roof panels maximises light and maintains privacy. Onyx Marble adorns the kitchen and first floor landings as well as marble throughout - Noir St Laurent slabs for the principal bathrooms, as Vola taps and "rain dance" shower heads, crema slabs for the entrance and landing, limestone slabs for the shower and wet rooms.

The front reception room is home to a beautiful bay window, part of the two-storey canted bay surmounted by a deep pediment which forms the signature look of this splendid heritage home designed by James Nichol. The Bisque traditional radiators throughout combined with the ornate cornice and wonderful ceiling volume encapsulate the history of the period property perfectly. The spiral cellar accommodates up to 1,800 bottles with electric glass entry. Multi room Sonos/Creston audio-visual system, Lutron mood lighting in both the house and garden are controlled by iPad.

The home comes with enhanced security - keypad gate entry with electro-magnetic lock, CCTV, Banham door and window locks, alarms including panic buttons and a safe secured to the floor.

Laurel Road adjoins Barnes Common and is one of the most desirable locations within Barnes, this magnificent heritage house with stunning interior has lovely views over the common, separated by Barnes brook to the rear. The house is close to Mainline and Underground Stations with direct links into Waterloo and Central London.

Tenure: Freehold

Council: London Borough of Richmond upon Thames



Approximate Area = 358.3 sq m / 3857 sq ft
 Cellar = 3.5 sq m / 38 sq ft
 Total = 361.8 sq m / 3895 sq ft
 Including Limited Use Area (11.1 sq m / 119 sq ft)



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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. (ID965413)

APPROX. GROSS INTERNAL FLOOR AREA 3895 SQ FT / 361.8 SQ M

Floor plan for identification purposes only - not to scale

Misrepresentation Act 1967.

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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