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186 Northcote Rd, London SW11 6RE 020 7361 0410

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RECTORY ROAD, BARNES, SW13

2,094 SQ FT / 195 SQ M

Situated in the heart of Barnes Village and having been originally constructed in 1898, this incredibly stylish design-led semi-detached four double bedroom house has been beautifully remodelled in 2021 to the most exacting standards, following a back to brick refurbishment, delivering a turnkey solution that will satisfy the most discerning of buyers.

The ground floor provides the perfect setting for both entertaining and family living. The front reception room features a stunning white marble fireplace, a bay window with highquality double-glazed sash windows and engineered oak flooring. Heading towards the rear of the home via a wider an average entrance hall, there is a newly extended open plan kitchen/reception room boasting three oversized Velux windows. Opening directly out via bi-folding doors you are greeted with a secluded, walled on all sides South West facing garden featuring a home office/ studio space. The property also benefits from side access, perfect for bicycle storage.

The top two floors continue to be flooded with natural light, offering a principal bedroom with an adjacent walk-in wardrobe, a luxurious bathroom, three further double bedrooms, a shower room and a convenient utility room situated on the first floor.

Rectory Road is a sought after road in the heart of Barnes village which offers a range of shops, restaurants, bars and the Olympic Cinema, as well as Barnes duck pond, green and common and the River Thames towpath walks.

Barnes Bridge station and Barnes Station provide a regular service into London Waterloo. There are good bus services to Richmond, Putney and Hammersmith all of which offer underground connections. Heathrow airport is also easily accessible.

Barnes is very well known for it schools, these include St Paul's School, The Harrodian, The Swedish School and Ibstock Place School. For younger pupils, St Paul's Juniors, St Osmunds' (RC), Lowther Primary School and Barnes Primary School.

SCAN TO VIEW THIS PROPERTY

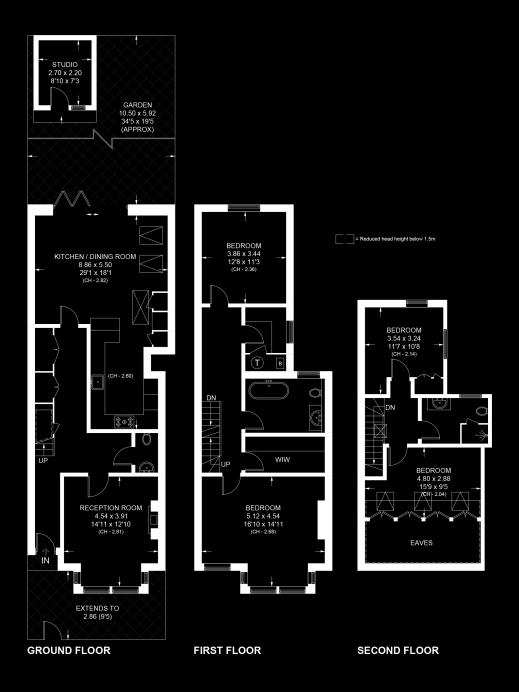






GUIDE PRICE: £2,500,000 - £2,750,000

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS | FREEHOLD



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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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