

LONSDALE ROAD, SW13
GUIDE PRICE: £3,950,000 - £4,350,000



WILFORDS
LONDON

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6 BEDROOMS | 5 BATHROOMS | 5 RECEPTION ROOMS | KITCHEN | FREEHOLD | 4,513 SQ FT | 419.3 SQ M

An imposing stucco fronted Victorian villa, dating from circa 1860, which measures in excess of 4,500 square feet and yet offers scope to be further extended as well as representing something of a blank canvas for an incoming purchaser to remodel an already prestigious home into something extraordinary.

Set back from the road with a substantial gravel driveway for several cars plus an integral garage, this incredible home offers generously proportioned accommodation, arranged over four floors. This historic property, which retains some incredible original features, is also home to the last remaining Mulberry tree out of 101 trees planted circa 200 years ago, on land once owned by Lord Lonsdale.

The house is exceedingly conveniently positioned for the amenities of both Hammersmith Broadway and Barnes Village with its range of shops, art galleries, boutiques, the Olympic Studios cinema, restaurants and bars. As well as the well-known Barnes duck pond, common and the OSO Arts Centre.

For the commuter Barnes Station and Barnes Bridge Station offer a frequent service into Waterloo. There are also bus services serving Putney, and Richmond while Hammersmith is a mere 12-minute stroll away. All of which offer underground connections in and out of Town. Heathrow airport is easily accessible.

Families will appreciate the proximity to highly regarded state and independent schools, in the area 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. While just across the River and therefore readily accessible schools include Ravenscourt Park Preparatory, Latymer, Godolphin and Latymer, and West London Free.



Approximate Gross Internal Area = 419.3 sq m / 4513sq ft



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In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

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 preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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