

BELLEVUE ROAD, SW13  
GUIDE PRICE: £2,250,000 - £2,500,000



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**BELLEVUE ROAD, SW13**  
£2,250,000 – £2,500,000

5 BEDROOMS | 3 BATHROOMS | 2 RECEPTION ROOMS | KITCHEN | FREEHOLD | 2,261 SQ FT | 210 SQ M

An exceptional family home on one of Barnes’ most prestigious roads.

Nestled on the highly sought-after Bellevue Road, this outstanding residence offers over 2,260 sq ft of beautifully designed living space, combining timeless elegance with modern convenience.

The ground floor is perfectly configured for both entertaining and family life. A spacious double reception room at the front of the house features a striking white marble fireplace, a charming bay window with premium double-glazed sash windows, and engineered oak flooring throughout. To the rear, a recently extended open-plan kitchen and reception area showcases sleek, contemporary units and generous space for dining and relaxing. This area opens seamlessly onto a sunny courtyard and includes a practical utility room. Bi-folding doors lead to a secluded, walled garden, offering complete privacy and rear access—ideal for bicycle storage.

Upstairs, the property boasts five double bedrooms and two stylish bathrooms, including a luxurious en-suite. Additional features include EV charging at the front of the house, enhancing its eco-friendly appeal.

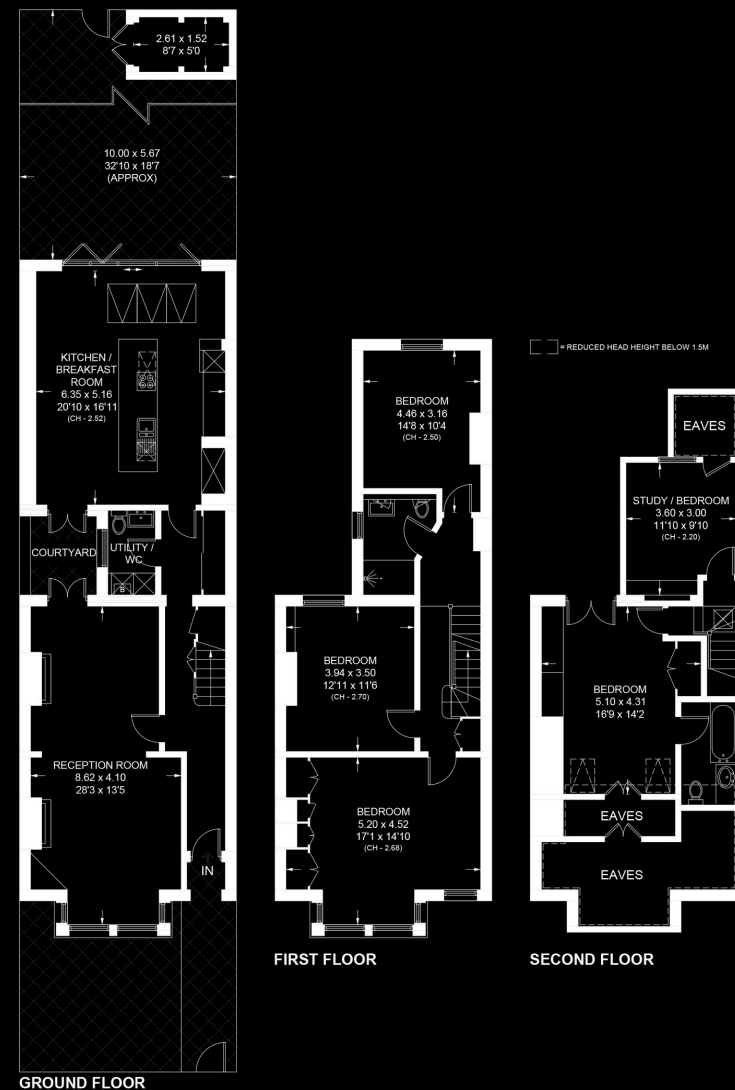
This is a rare opportunity to acquire a substantial and beautifully appointed home in one of Barnes’ most desirable locations, and a stone’s throw from Barnes Village, which offers a range of shops, restaurants, bars and the Olympic Cinema, as well as Barnes duck pond, green and common and the River 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 its 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.





Approximate Area = 206.2 sq m / 2219 sq ft  
 Outbuildings = 3.9 sq m / 42 sq ft  
 Total = 210.1 sq m / 2261 sq ft  
 Including Limited Use Area (19.6 sq m / 211 sq ft) / Eaves



## BELLEVUE ROAD, BARNES, SW13

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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