



Exceptionally presented period home in Barnes village

Glebe Road, Barnes, London SW13 0EA

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Double reception room • Kitchen/breakfast room • Utility room • Master bedroom suite with dressing room • Four further bedrooms • Two further bedrooms (one en suite) • 65ft west facing garden

Local information

Glebe Road is a popular residential road in the heart of Barnes Village, which offers an eclectic range of shops, art galleries and restaurants.

Barnes Bridge and Barnes stations provide a regular service into Waterloo. There is also a bus service to Putney with its underground, train and bus network.

The schools in the area include St. Pauls, The Harrodian and The Swedish School. For younger pupils there are St Osmunds (RC), Colet Court and Barnes Primary.

About this property

This elegant period house which has been sympathetically refurbished to an exacting standard by the current owners. The front of the house is east-facing and benefits from the morning sun, while the west-facing garden enjoys sunshine all afternoon.

Ground Floor:

The elegant double reception room features an attractive cast iron fireplace, to the rear of this room is a part pitched glazed roof and a door to the side garden. The kitchen/breakfast/family room is fitted with a slate tiled floor and there are two velux skylights and double doors (custom built by The German Window Company) which lead out to the garden. The bespoke kitchen is fitted with a range of wall and base level units incorporating a granite work

surface, there is a separate central island unit with an inset sink.

Lower Ground Floor:

The media/playroom/guest room with en suite bathroom, features a large window and bespoke fitted cupboards. There is also a utility room on this floor.

First Floor:

There are three double bedrooms on this floor, the largest is situated to the front and benefits from an attractive arched window and fitted cupboards. The double bedroom to the rear is fitted with bespoke cabinetry and features a large window with views over the garden.

Second Floor:

The master bedroom benefits from a walk in dressing area and large en suite bathroom.

Outside:

The landscaped west facing garden benefits from a raised slate terrace whilst the remaining area is lawned with a variety of shrubs, trees and flowering borders. There is a timber shed and a gate to the rear.

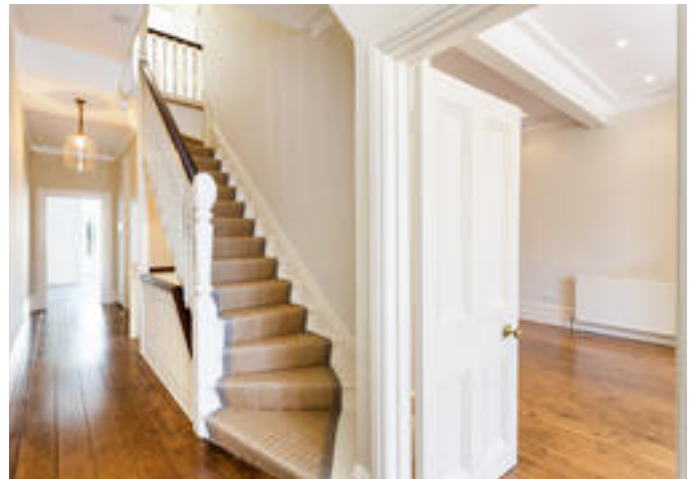
There was previously planning permission granted for extension to the basement, side return and second floor. All future alterations are subject to gaining planning permission.

EPC rating = D

Viewing

Strictly by appointment with Savills





Approximate Area = 257.1 sq m / 2767 sq ft
 Including Limited Use Area (17.8 sq m / 191 sq ft)
 For identification only. Not to scale.
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Lower Ground Floor Ground Floor First Floor Second Floor
 Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	62	62
49-54	E		
35-48	F		
1-34	G		
All energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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