



"LION HOUSE" IN THE HEART OF BARNES VILLAGE

BELLEVUE ROAD
BARNES, LONDON SW13

Guide Price £1,895,000 Freehold





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Double Reception Room ♦ Utility Room ♦ Kitchen/Dining Room ♦ 4 Bedrooms ♦ Family Bathroom ♦ En Suite Shower Room ♦ West Facing Garden ♦ EPC rating = D

Situation

Bellevue Road in the heart of Barnes Village is one of the most prestigious residential locations between the village and the common.

Barnes Village offers an eclectic range of shops and restaurants, there is also a delightful duck pond and common.

For the commuter Barnes Bridge and Barnes stations provide a service into Waterloo. There is also a bus service to Hammersmith which offers an underground and bus network.

The educational facilities in the area include Colet Court, St Paul's, The Harrodian and the Swedish School in North Barnes. For younger pupils there is Barnes Primary School and St Osmond's (RC).



Description

We are delighted to offer to the market this beautifully presented "Lion House" which has been carefully refurbished to enhance the original period features and provide an elegant family house with four bedrooms and two bathrooms.

The house is approached via a tessellated pathway to match the entrance hall flooring, with its magnificent original staircase and cornicing. The ground floor benefits from a double reception room with wood floors and large sash windows to the front elevation which have plantation shutters and a feature fireplace with gas coal fire.

There is a utility room with a useful sink and fitted cupboards and a separate cloakroom. The kitchen at the rear of the property has a good range of floor and wall cabinets, Corian work surfaces, an Aga, under counter fridge, and dishwasher. There are French doors opening into the garden.

The master bedroom is the whole width of the property and has two large shuttered sash windows, there are two further double bedrooms on this floor one with an en suite shower room, and a family bathroom with generous storage cupboard. All the bedrooms on the first floor have solid wood flooring.

A wide staircase leads up to the second floor with a further double bedroom and a deep storage cupboard.

Viewing:

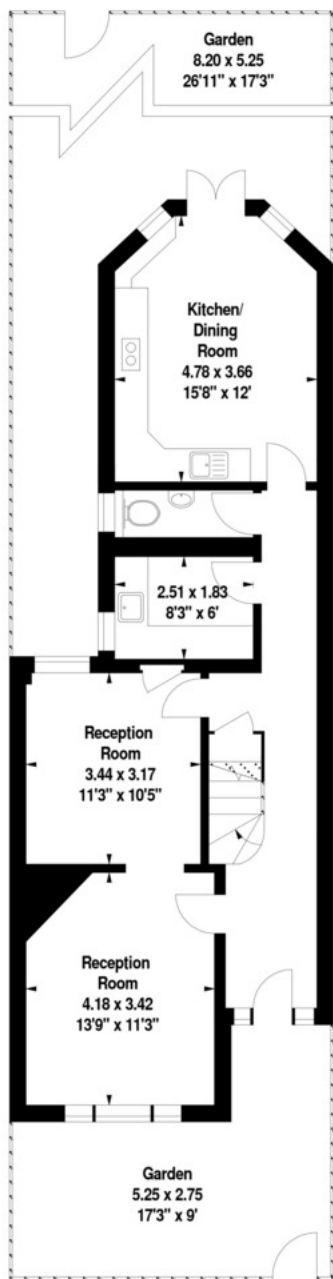
Strictly by appointment with Savills

Bellevue Road, SW13

Gross internal area (approx)
165 sq.m (1776 sq.ft)

For Identification Only. Not To Scale.

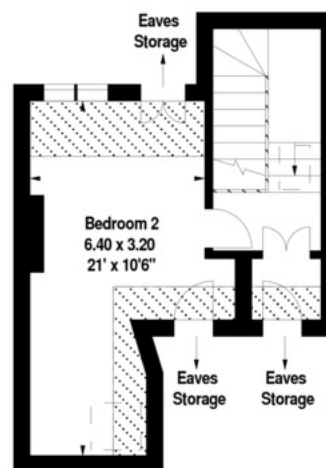
 Under 1.5m head height



Ground Floor



First Floor



Second Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	