

LAURENT
RESIDENTIAL



1 BELLEVUE ROAD
BARNES, SW13 0BJ

£2,050,000
FREEHOLD

1 BELLEVUE ROAD

- Four double bedrooms • Three bathrooms • Double reception room • Kitchen/dining room • Wine cellar • Conservatory • South west facing garden • Study • Prime location • No onward chain



A charming end of terrace family home providing excellent accommodation over three floors and just a short walk from the glorious Barnes Common.

A stunning original front door draws you in to the entrance hall and down to a large double reception room with fireplace and wooden floors.

To the rear there is a conservatory family room which opens on to the large kitchen with dining area, wine cellar and doors to the south west facing garden.

The master bedroom on the first floor is a delightful room with a full range of wardrobes and ensuite shower room.

There are two further double bedrooms and a bathroom on this floor and stairs leading to the second floor with a double bedroom plus ensuite shower and a generous study area.

A prime spot for all that Barnes has to offer including the common, shops, cafes, restaurants, delicatessens, butchers, fishmonger, transport links and schools.

Check your broadband and mobile coverage here
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

BELLEVUE ROAD, LONDON, SW13

APPROXIMATE GROSS
INTERNAL AREA
184 SQ M / 1980 SQ FT

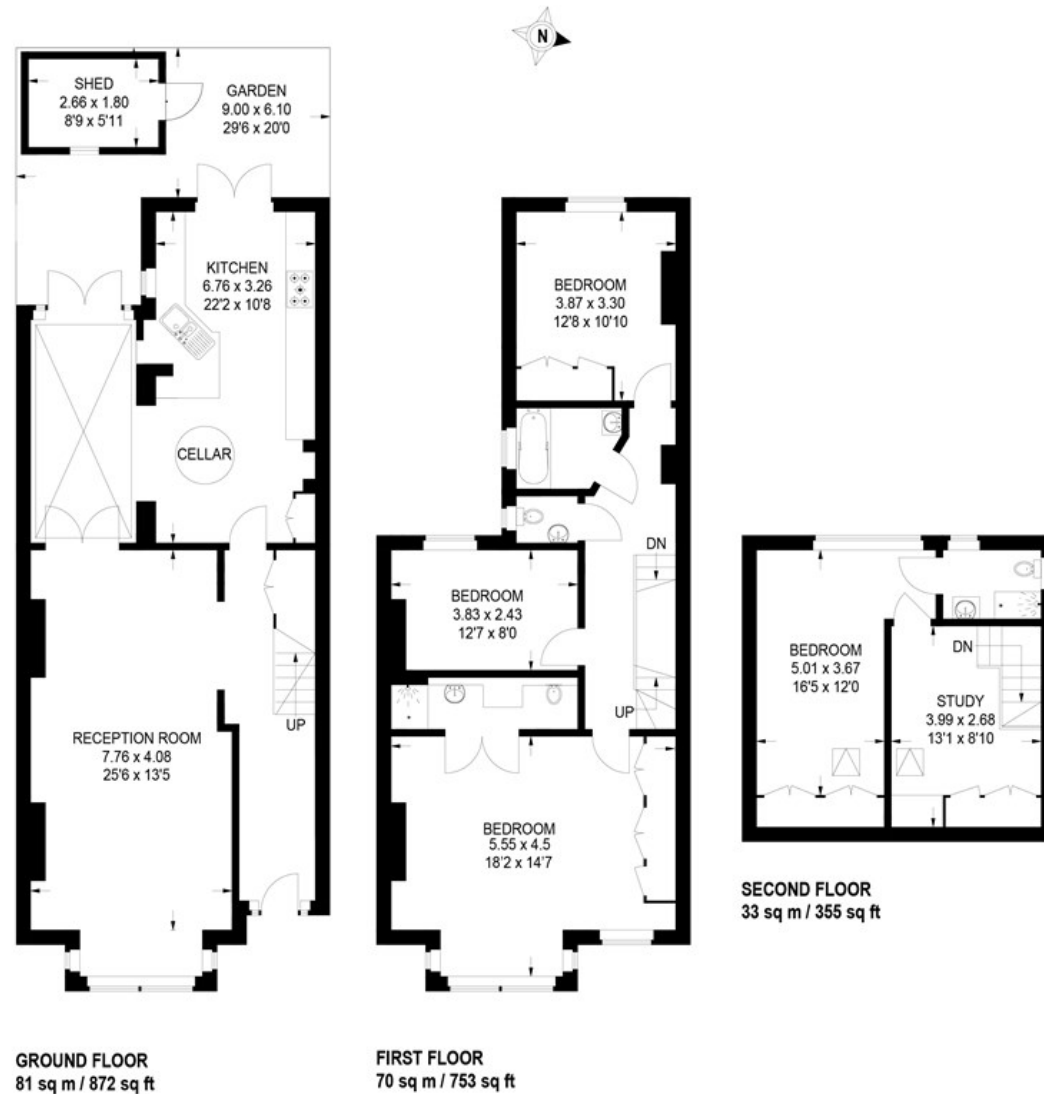


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE,
NOT TO SCALE. (ID102704)

1 BELLEVUE ROAD



Energy Efficiency Rating

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

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Barnes Lettings
Essex Lodge
1A Barnes High Street
Barnes
London
SW13 9LB

0208 876 4466
property@laurentresidential.co.uk
www.laurentresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements