

# RIVERHOMES

**The Terrace  
Barnes SW13**

**£4,250,000  
Freehold**



## The Terrace Barnes SW13

First time to the open market in over 40 years is this majestic Grade 2 listed, bow fronted, Georgian six bedroom family home on the banks of the River Thames in Barnes. Comprising five levels, the property is deceptively spacious and provides over 4,000 sq. ft. of liveable space. The ground floor houses an impressive entrance hall, wood panelled billiard room, sitting room and spacious kitchen/dining area overlooking a beautiful mature spacious courtyard garden, covered area, garage and discreet rear entrance to the property. To the lower ground floor is a

playroom, utility room and storage room. The first floor has a stunning reception room with south west facing bow windows and magnificent view over the Thames, and the master bedroom with integrated bathroom including freestanding slipper bath. To the second floor are two double bedrooms (one with bowed windows and river views) and a Jack and Jill family bathroom, and to the top floor, three further bedrooms with family bathroom. This property needs to be seen to be fully appreciated.





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The location is perfect for all aspects of London living, National Rail will whisk you into London Waterloo in 20 minutes via Clapham Junction for all other destinations. St Pauls, Latymer, Harrodian and the Swedish schools are all close by and the A316/M3 will take you all places west (including Heathrow and Gatwick Airports) in the blink of an eye. Lastly, the vibrant Barnes High Street is a two minute walk from the rear entrance with a veritable array of local independent shops, pubs, restaurants. There is no requirement for an EPC due to the property's listed status.

### KEY FEATURES

**Luxurious six bedroom family home**

**Provides over 4,000 sq. ft. of living space over five levels**

**Stunning reception room with bow window**

**Fantastic views over River Thames**

**Three bathrooms - one of them with free-standing slipper bath**

**Billiard room**

**Garage and rear access to the property**

**Council tax: Band H - £3,917.31 for 2021/22**

**EPC exempt – Grade II listed**





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KEY INFORMATION

- Local authority:** Richmond Upon Thames
- Internal area:** 4,045 sq. ft. / 375.79 sq. m.
- Garden area:** Spacious courtyard garden
- No. of bedrooms:** 6





