

Rolfe East



Boileau Road, Barnes, SW13 9BL

£900,000

- Highly desirable Barnes location
- Excellent potential to extend & refurbish (STPP)
- No chain
- Three bedroom family home
- Close to Barnes Village, Castelnau & River Thames
- Huge rear garden
- Excellent schools & transport links nearby

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020 8993 7755

acton@rolfe-east.com
<https://www.rolfe-east.com/>



Viewings

Viewings by arrangement only.
Call 020 8993 7755 to make an appointment.

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



Council Tax Band: D

A charming period terraced house in a highly desirable Barnes location, offered to the market with no onward chain. The property provides an exciting opportunity for buyers looking to create a wonderful family home, with excellent potential to extend and refurbish, subject to the usual consents.

The current accommodation is arranged over two floors, with three bedrooms and a family bathroom on the first floor. The ground floor features a generous double reception room, together with a kitchen leading directly onto an impressive and unusually large rear garden.

Although the property would benefit from updating, it offers a fantastic opportunity to create a home tailored to your own requirements, while retaining the charm and character of a period property. The substantial garden is a particular highlight, providing excellent space for entertaining, relaxing and family life, as well as potential to complement any future extension.

Boileau Road is a quiet and sought-after residential road, ideally located close to the River Thames and its attractive towpath walks. Barnes Village and Castelnau are also nearby, offering an excellent selection of independent shops, cafés, pubs, restaurants and local amenities, together with the popular Barnes Farmers' Market and Olympic Cinema.

The area is particularly well regarded for its excellent choice of schools, including St Paul's School and St Paul's Juniors, The Harrodian, The Swedish School and Ibstock Place School, as well as Lowther, Barnes Primary and St Osmund's.

For commuters, Barnes and Barnes Bridge stations provide regular services into London Waterloo, while Hammersmith Underground is easily accessible and offers excellent connections across London. The surrounding area also provides a wealth of recreational opportunities, including the River Thames, London Wetland Centre, Rocks Lane and Richmond Park. NO CHAIN!



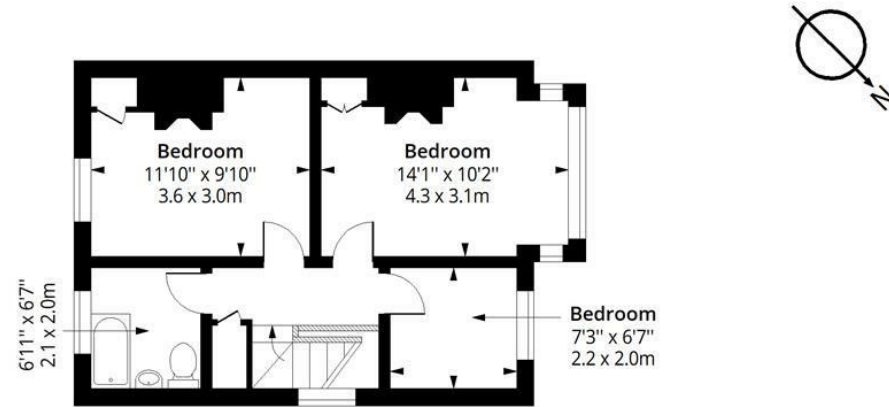




Boileau Road SW13

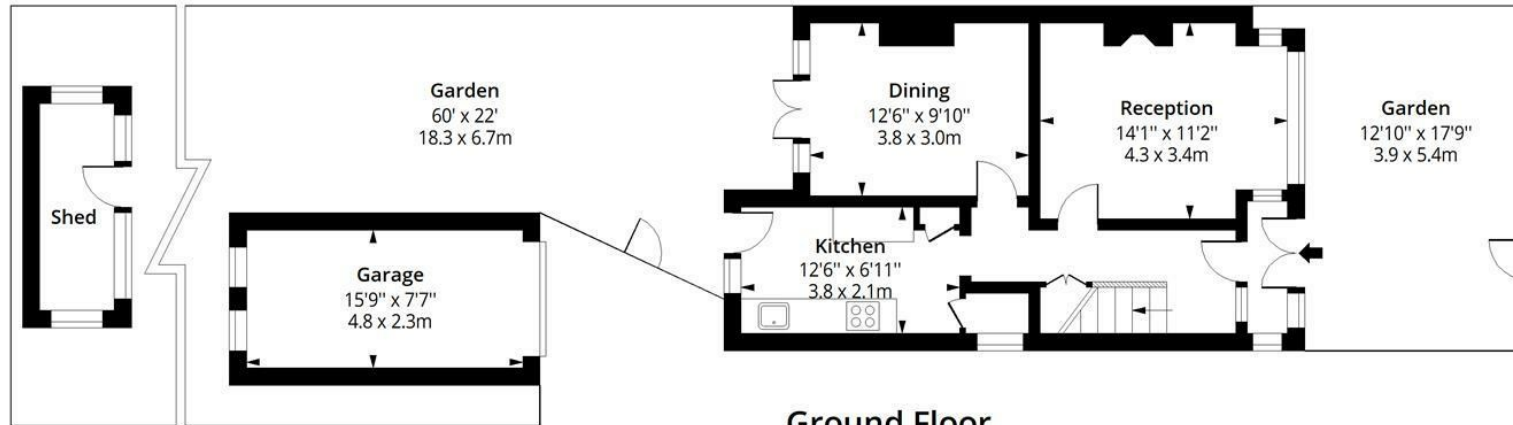
Approx. Gross Internal Area 961 Sq Ft - 89.28 Sq M

Approx. Gross Garage/Shed Area 174 Sq Ft - 16.16 Sq M



First Floor

Floor Area 454 Sq Ft - 42.18 Sq M



Ground Floor

Floor Area 507 Sq Ft - 47.10 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 3/10/2026