



Rocks Lane - London, SW13

An exceptional and beautifully presented, two bedroom garden flat occupying a desirable end-of-terrace position in Barnes, with a large private west facing garden. Spanning just over 1000 sq. ft. of lateral living space, this rare-to-the-market property boasts generous proportions and a thoughtful layout. Available with no onward chain, the home has been meticulously updated with a fresh, neutral aesthetic, high ceilings, and high-spec finishes throughout, making it an ideal turnkey opportunity.

Asking Price
£950,000

The accommodation flows seamlessly from an intercom-secured entrance into the heart of the home. A bright and well designed lounge / TV area provides an elegant environment for relaxation, while the impressive kitchen/dining room serves as the central hub for everyday living with direct access to the garden. Fully fitted with premium integrated appliances and extensive countertop space, the kitchen offers ample room for a large dining table. There is also a courtyard / patio allowing for excellent natural light and air through the property.

There is a generous main bedroom with a newly fitted shower room adjacent. There is a further double bedroom and modern family bathroom. Both bathrooms have been luxuriously upgraded to include underfloor heating and heated, mist-free mirrors. Adding significant practical value is a highly useful, large cellar storage area, perfect for keeping the main living areas clutter-free.

Stepping outside, the property features a spectacular 47 ft private, west-facing landscaped garden. The kitchen-dinning room opens directly onto a generous patio terrace, perfectly oriented for al fresco dining and evening entertaining. Beyond the patio, a beautifully maintained lawn is framed by established shrub borders. Mature trees at the far boundary provide an excellent natural screen, ensuring an exceptional degree of privacy. There is side access for added convenience.

The flat enjoys a peaceful setting while remaining exceptionally well-connected. Outside, the property benefits from an end-of-terrace position that offers good parking availability with both residents' and visitors' parking permits readily available. It overlooks the green expanses of Barn Elms playing fields and is just moments from Barnes Common and local sports grounds.

CHESTERTONS



Rocks Lane

London, SW13

- End of Terrace Property
- 2 Bedrooms & 2 Bathrooms
- Lounge / TV area
- Large Landscaped West Facing Garden
- Approx 1000 s ft
- Cellar
- Close to Barnes Station
- Views over Barn Elms
- Chain Free
- EPC Rating C



Location / Schooling / Transport

Barnes residents are spoiled for choice with a curated selection of independent boutiques, award-winning restaurants, artisan coffee shops, art galleries, and the historic Olympic Studios cinema. The iconic Barnes duck pond, the sweeping green spaces of Barnes Common, and idyllic towpath walks along the River Thames toward Hammersmith and Richmond are all within casual walking distance. For commuters, both Barnes Bridge Station and Barnes Station provide frequent, direct rail services into London Waterloo. Excellent local bus networks offer rapid connections to nearby Richmond, Putney, and Hammersmith, unlocking easy access to the London Underground network. Heathrow Airport is also highly accessible via road or rail links.

The property is also perfectly positioned for world-class schooling, with prestigious institutions nearby including St Paul's School, The Harroddian, The Swedish School, and Ibstock Place School. Exceptional primary education is equally close by, including St Paul's Juniors, St Osmunds' (RC), Lowther Primary School, and the highly regarded Barnes Primary School.

Tenure: Share of Freehold

Service Charge: Approx £300 pa Building Insurance. Other costs as needed

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Village Sales

68-69 Barnes High Street

Barnes

London

SW13 9LD

barnes@chestertons.co.uk

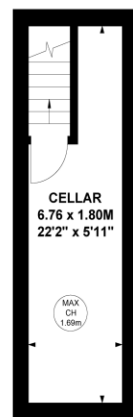
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Rocks Lane, SW13

Approximate gross internal area
93.42 sq m / 1006 sq ft

Key :
CH - Ceiling Height



Lower Ground Floor



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

