

FIRST FLOOR FLAT, 21 ROCKS LANE, BARNES, SW13 0DB

£2,350PCM

UNFURNISHED



vp

This is a fabulous 2 bedroom Edwardian apartment situated in the heart of Barnes Village. The stunning reception room has gorgeous open views over Barn Elms fields.

- A glorious 1st floor period apartment
- Large living room with high ceiling and marble fireplace and French windows on to the balcony
- Large double bedroom with fitted wardrobes
- Second bedroom perfect for a home study or children's room
- Kitchen
- Bathroom with shower over the bath
- Very useful built-in storage in the hallway
- Double glazed throughout
- Bike storage at the front of the property
- Permit parking
- Within a moment's walk of Barnes High Street, Barnes Pond and Barnes Station.

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THE PROPERTY

This impressive 1st floor period apartment is set in a terrace where Edwardian grandeur mingles with modern conveniences.

As you make your way indoors, you are greeted with thoughtfully refurbished communal parts. The first impression is a great one.

As you enter the apartment, the hallway leads to a trio of steps where you emerge into the glorious light and spacious living room with its French oak floors, marvelling at the vast open view across the fields. The tall ceilings, square bay window, impressive marble fireplace and French windows that open on to the balcony, all provide you with the most splendid 'Room with a View' and the most perfect place to sit with a glass of wine in the evening.

The main bedroom at the rear of the property can easily house a super king size bed, and the vast array of fitted wardrobes provides plenty of storage for coats, shoes, bags and more. The comfortable second single bedroom, allows for either the perfect home office, or children's room with tried and tested space for bunk beds beside the window.

The highly efficient kitchen has a gas hob with extractor, electric oven, integrated fridge and space for a washing machine, whilst the all-white bathroom has a bath with shower over and storage beneath the basin.

All windows are double glazed throughout, and the whole property has been recently re-decorated and new carpets fitted.

THE AREA

Rocks Lane runs from Barnes Village towards Barnes Station, and is flanked by Barnes Common on one side and Barn Elms Sports Ground on the other. The flat is only 10 minutes from the Thames Path and the fabulous Wetlands Centre.

Barnes is the ultimate village within a city, and life long residents become misty-eyed about their childhood spent feeding the ducks on the pond.

For those 'Foodies' amongst us, every Saturday the Barnes Farmers Market offers award winning free range and organic products.

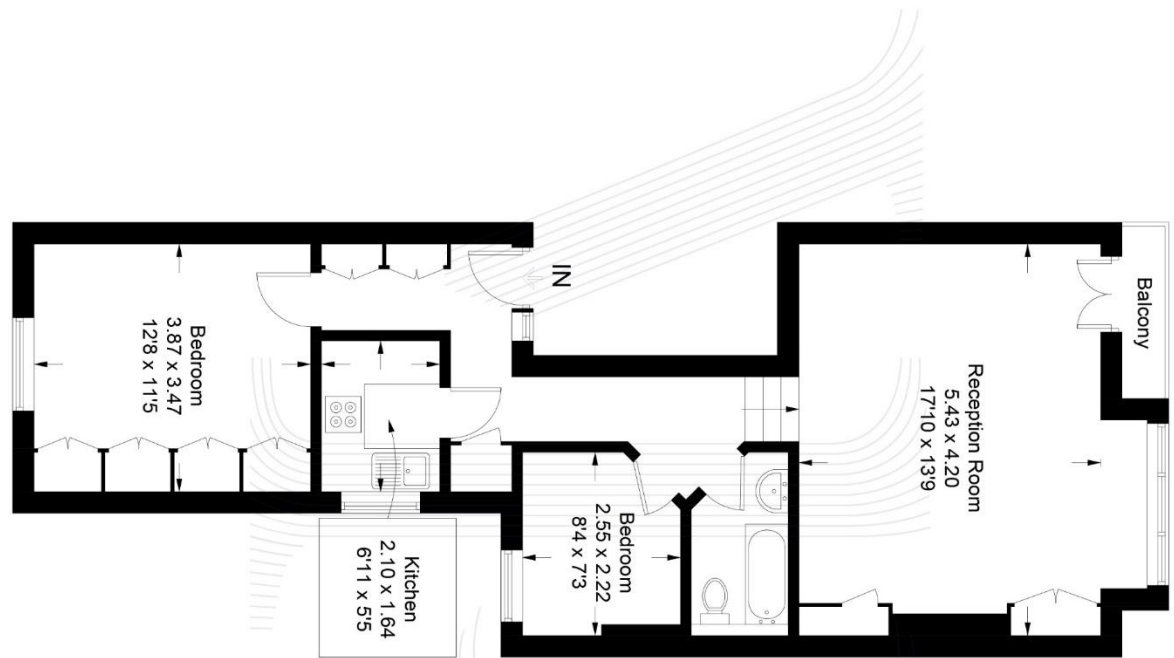
The Olympic Cinema in the village has a Dolby Atmos surround sound cinema, screening the latest releases with comfy, reclining seats where you can enjoy the movie with a bottle of wine, cup of coffee or a bag of popcorn.

Barnes village has a handful of small boutiques, as well as a local grocers, M&S Food Store, independent delis, a bookshop and some very fine restaurants.

Communications are excellent, with Barnes Station (Waterloo 20 mins) a short walk away, bus services to Richmond and Putney and easy access to the M3, M4 and M25.

Rocks Lane, London, SW13
Approximate Gross Internal Area = 61.7 sq m / 664 sq ft

FLOORPLAN



** Whilst every effort has been taken to ensure the accuracy of the measurements, they are for indication purposes only. Any fixtures and fittings mentioned, are to be discussed at the time of offering **

TERMS

Local Authority:

Richmond Borough Council – Band D - £2263.66
2024/2025

EPC : Band C

664 sq ft

All measurements are in accordance to the RICS Code Of Measuring Practice. Measurements are approximate & only for illustrative purposes.
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