

81A Church Road, Barnes, SW13 9HH

Guide Price : £1800pcm Furnished

Local Authority: Richmond Borough Council

Council Tax Band: C - £2,012.14 pa 2024/2025

EPC Band : E

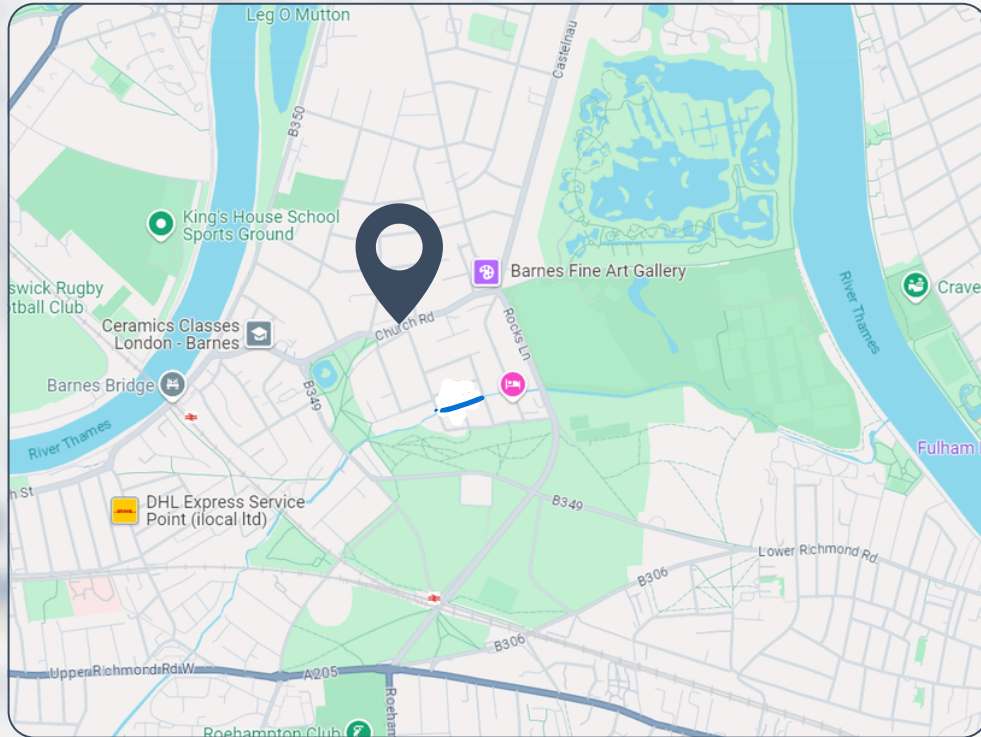


Location

You'd be hard pressed to find another community like Barnes. It's fun, vibrant and a mix of thoroughly interesting and creative types who love their neighbourhood, reflected in the colourful list of coffee shops, delis, independent retail shops, great pubs and the much-loved Olympic Cinema.

It's also a hub of public transport; another factor in this extraordinary city fringe destination, along with exceptional public spaces (such as Barnes Common and Richmond Park), the Saturday Farmers markets and events at the OSO by the pond, keep you occupied and fulfilled at weekends.

Ranelagh Avenue is a quiet residential street that runs along the northern edge of Barnes Common, and is immensely popular. 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, and sneaking into the Olympic Studios Cinema for a romantic teenage tryst. There are wonderful pubs along the river, and the annual Boat Race is a huge deal. Over 95% of the shops are independent, and it is renowned for its schools, which include St Pauls, Colet Court, The Harroddian, Ibstock, The Swedish School and St Osmonds. Communications are excellent, with Barnes Station (Waterloo 20 mins) a short walk away and a walk over Hammersmith Bridge brings you to the tube (District, Piccadilly, Hammersmith & Fulham). The A316 allows fast access to the M3, M25, M4 and beyond.



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Summary

- One bedroom apartment
- A unique 1st Floor period apartment with open plan kitchen/living room
- Double Bedroom with fitted wardrobes and useful mezzanine for storage
- En-suite shower room
- Rear decked terrace from the living room
- Central Barnes Village location
- Close to Barnes Pond, Barnes and Barnes Bridge Stations
- Double glazed throughout
- Available Beginning of April 2025

The Property

This is an absolute gem of an apartment, this charming period 1 bedroom property is located in the heart of Barnes Village, offering a fantastic blend of comfort, style, and practicality. Perfectly suited for a single person or a couple, this lovely property features a private decked terrace, ideal for outdoor relaxation or entertaining.

Step inside to find a bright and airy open-plan kitchen and living space, designed for modern living. The kitchen is fully equipped including the all-important dishwasher, making it a delight to cook and entertain.

The double bedroom is complete with fitted wardrobes, offering ample storage space and a serene retreat at the end of the day and a clever mezzanine provides even more storage space, helping you keep your home tidy and organized.

The lovely ensuite shower room is sleek and contemporary with additional storage.

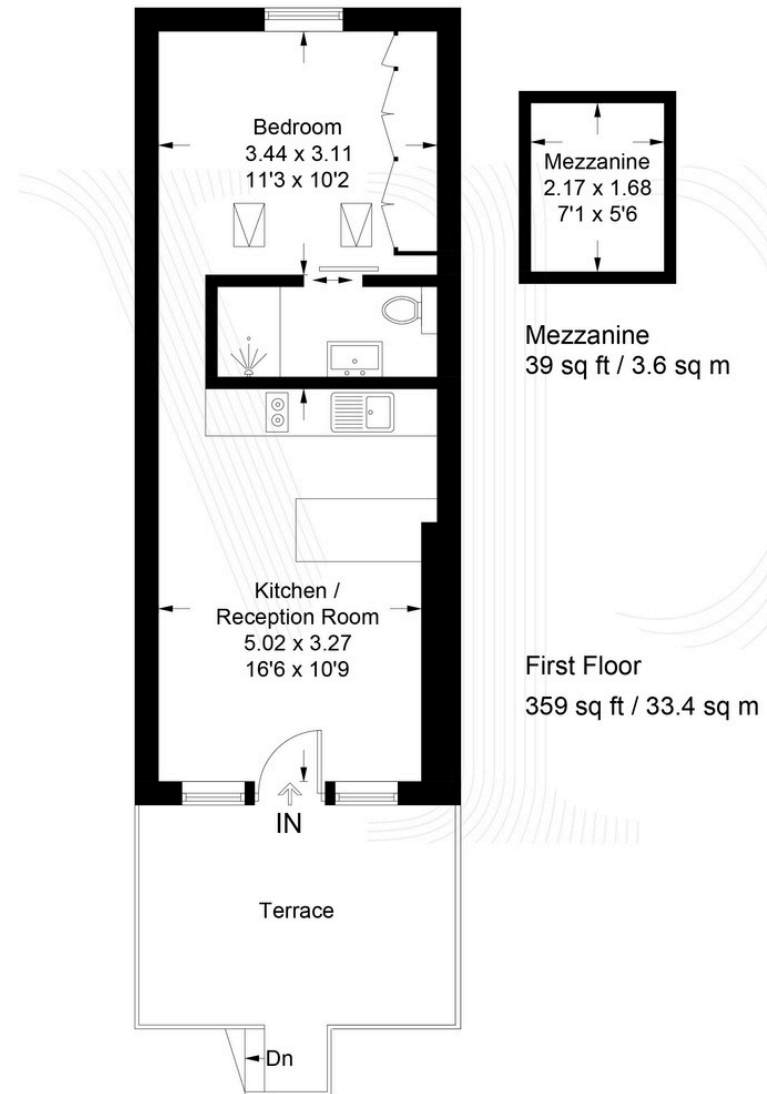
With easy access to local independent shops, delicious cafes, and excellent transport links, this property is ideal for those who appreciate convenience and a vibrant community feel.

Whether you're relaxing on your private terrace or enjoying the cosy interior, this flat is a wonderful space to call home.

Floor Plan

Church Road, London, SW13

Approximate Gross Internal Area = 37.0 sq m / 398 sq ft
(Including Mezzanine)



Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. The Modern House has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.







Make Yourself at Home

We are fortunate to work in the property market of South West London and Surrey, offering beautiful homes in charming, village-like areas such as Barnes, Richmond, Mortlake, Kew, East Sheen.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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