

WESTMORELAND ROAD, BARNES, SW13
GUIDE PRICE: £4,000,000



WILFORDS
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3,128 SQ FT / 291 SQ M

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS | FREEHOLD

This exceptional 4 to 5 bedroom family home has been architect designed and refurbished to a very high standard. The house offers superb contemporary living and entertaining space with premium custom finishes and fixtures throughout.

The property is set back from the road with off street parking. To the front is an elegant open plan reception room which leads on through to the kitchen/dining/family area, providing a wonderful multi-purpose living space with custom oak flooring throughout. Full height Crittall doors extend the entertaining space out to a large natural stone terrace and onto a beautifully landscaped garden.

The stunning bespoke kitchen features a range of units, natural stone work surfaces and large central island unit, along with Gaggenau appliances including a double dishwasher, full height fridge and full height freezer. Leading off the kitchen is a useful pantry and utility room.

A wonderful architect designed wooden staircase leads up to the first floor. To the front is the superb bay fronted principal bedroom suite with dressing room space and a luxurious en suite shower room with Mr and Mrs sinks. There is an additional guest suite with fitted wardrobes and en suite shower room on this floor.

On the top floor are an additional two double bedrooms, a modern en suite bathroom and eaves storage.

Westmoreland Road is a sought after road in the heart of Barnes village which offers a range of shops, restaurants, bars and the Olympic Cinema, as well as Barnes duck pond, green and common and the River Thames towpath walks.

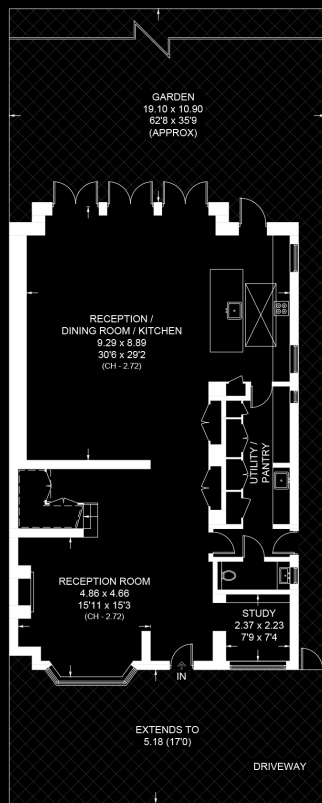
Barnes Bridge station and Barnes Station provide a regular service into London Waterloo. There are good bus services to Richmond, Putney and Hammersmith all of which offer underground connections. Heathrow airport is also easily accessible.

The schools in the area include St Paul's School, The Harrodian, The Swedish School and Ibstock Place School. For younger pupils, St Paul's Juniors, St Osmunds' (RC), Lowther Primary School and Barnes Primary School.

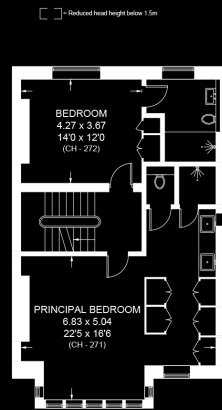
**SCAN TO VIEW
THIS PROPERTY**



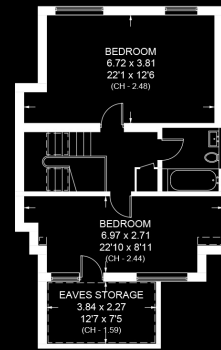
Approximate Area = 290.6 sq m / 3128 sq ft
Including Limited Use Area / Eaves Storage (14.3 sq m / 154 sq ft)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Floor plan for identification purposes only - not to scale.

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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