

**LAURENT**  
RESIDENTIAL



**£2,100,000**  
**FREEHOLD**



• Four double bedrooms • Two  
bathrooms • Double reception  
room • Kitchen/dining room • Study • Guest  
cloak room • Cellar • Private garden • Two  
balconies and a roof terrace • Fabulous views



This elegant Victorian townhouse, with its striking façades and original detailing, combines timeless charm with modern comfort. Generously proportioned and filled with natural light, it offers a warm and inviting atmosphere throughout.

The grand reception rooms feature soaring ceilings, marble fireplaces, and bespoke shelving, blending period character with contemporary style. At the heart of the home, a designer kitchen and dining space opens through double doors to the garden — perfect for everyday living and entertaining.

The property provides four beautifully appointed bedrooms, one with a private terrace, along with versatile family living and a study. Upstairs, the luxurious bathroom includes a freestanding bath, separate shower, and double vanity, while the principal bedroom enjoys a private balcony and large windows framing uninterrupted views over the fields.

Additionally there is an extremely useful cellar space for storing a range of items and a guest cloak room.

Outside, a landscaped garden creates a secluded retreat with a dining terrace, pergola, and mature greenery, ideal for entertaining or relaxing.

Centrally positioned in Barnes, the house is moments from independent shops, restaurants, the Olympic Cinema, top-rated schools, and Barnes station with direct links to London Waterloo. The River Thames, Barnes Pond, and Rocks Lane sports fields are all just a short stroll away.

Check your broadband and mobile coverage here <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

# Rocks Lane, London, SW13

Approximate Gross Internal Area = 201.4 sq m / 2168 sq ft

Cellar = 12.1 sq m / 130 sq ft

Total = 213.5 sq m / 2298 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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## ADDITIONAL INFORMATION

Local Authority – Richmond

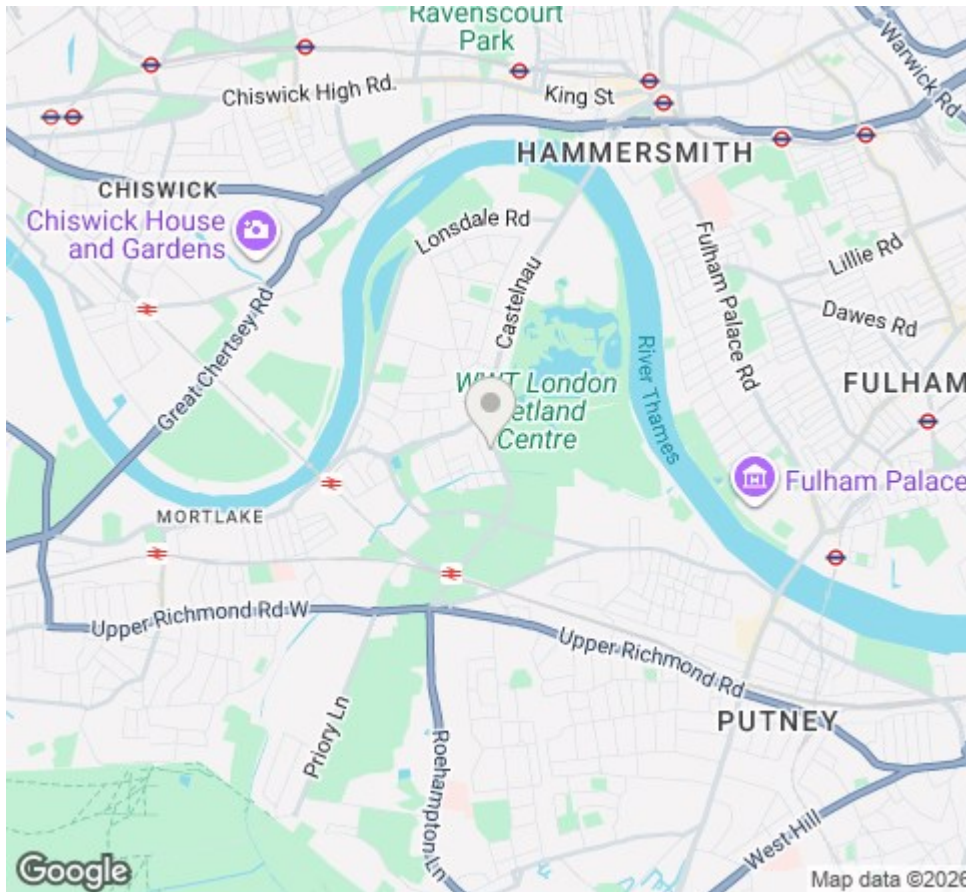
Council Tax – Band G

Viewings – By Appointment Only


Floor Area – 2298.00 sq ft

Tenure – Freehold





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements