



JAMES
ANDERSON



FOR SALE

£1,150,000

Archway Street, Barnes, SW13

Located within a cul-de-sac location within highly regarded Little Chelsea. This fantastic house offers almost 1600 sqft of accommodation that is arranged to provide three double bedrooms, an office/fourth bedroom, two bathrooms, a fitted kitchen and a huge reception/dining room which opens on to the south facing rear garden. The property is enhanced by a garage that has doubled up as a utility room and off street parking for a small car.

This lovely home is conveniently placed for Barnes Primary School and the amenities of both Barnes village and White Hart Lane. Barnes Bridge station is a short distance away providing access into London Waterloo

 Three/Four Bedrooms

 Two Bathrooms

 Open Plan Reception/Dining Room

 Fitted Kitchen/Breakfast Room

 Terraced House with Garage

 Near Barnes Bridge Station

 Moments from "Outstanding" Barnes Primary School

 Little Chelsea Location

 South Facing Garden

 Cul-De-Sac Location

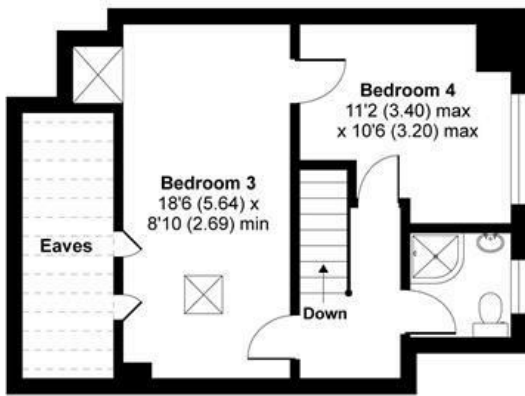


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

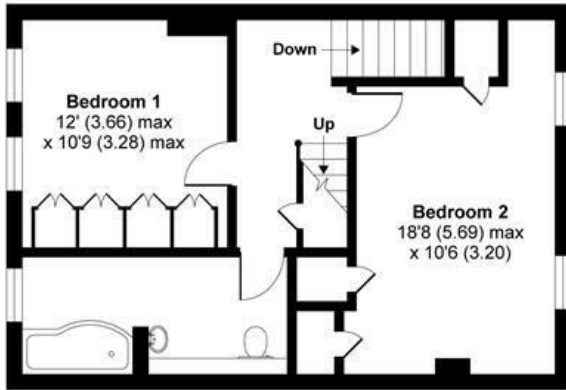
Archway Street, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 1588 SQ FT 147.5 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

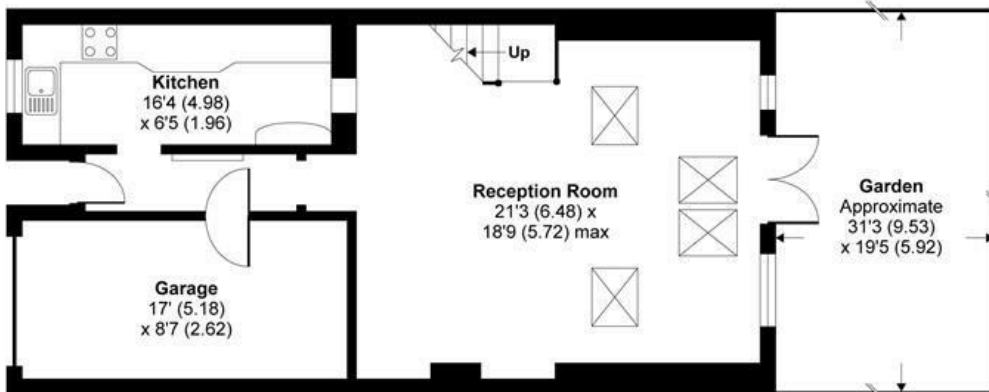


SECOND FLOOR

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for James Anderson REF : 232508

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	58
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

