



## Charles Street, SW13

£925,000

 2  2  1  TBC

- Newly Built Cottage
- Double Bedrooms

- Open-Plan Living
- Built-In Storage

- South-Facing Garden
- Prime Location





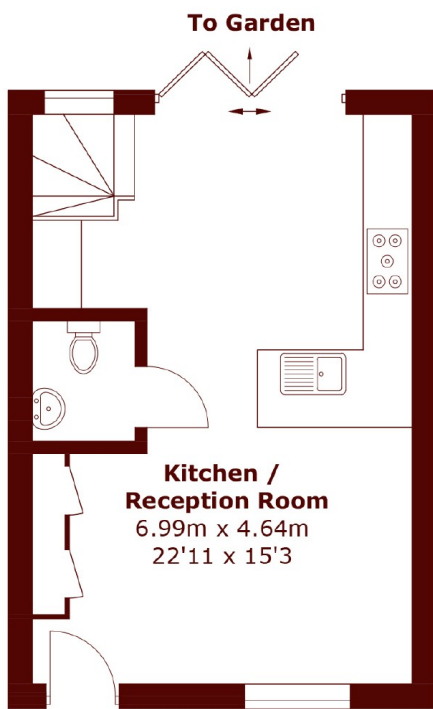
## ABOUT THE PROPERTY

An excellent newly built two double bedroom cottage with open-plan kitchen and south-facing patio garden. The ground floor comprises a spacious open-plan living room, fully fitted kitchen, dining area, built-in storage cupboards, solid wooden floors with underfloor heating throughout and guest WC. To the rear of the property double French doors lead out to a sunny south-facing patio garden which creates plenty of natural light to the ground floor.

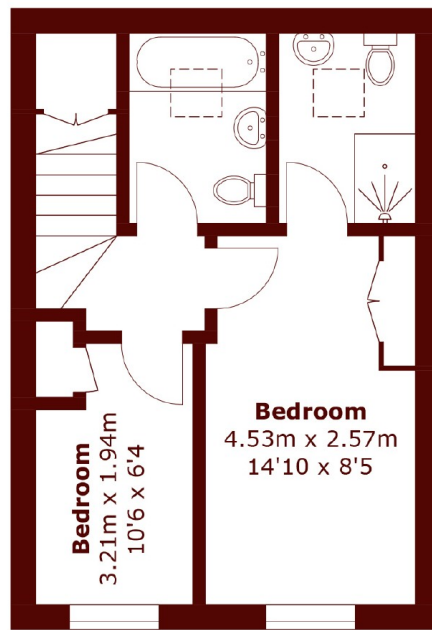
The first floor offers two double bedrooms with built-in wardrobes, a smart family bathroom, and an en suite shower room to the master bedroom. High ceilings throughout create a bright and airy feel. The property is immaculately presented and also benefits from a large loft storage area, accessible via a pull-down staircase.

Charles Street is in the heart of 'Little Chelsea' SW13 and around the corner from OFSTED rated 'outstanding' Barnes Primary School. The property is a couple of minutes away from the Brown Dog gastro pub and an array of boutique shops, cafes and eateries, which include 'Orange Pekoe' bistro and the famous 'White Hart' pub overlooking the Thames. Rick Stein' is also within walking distance, as is Barnes Village. Other amenities include Richmond Park, Barnes Common and The River Thames tow path.

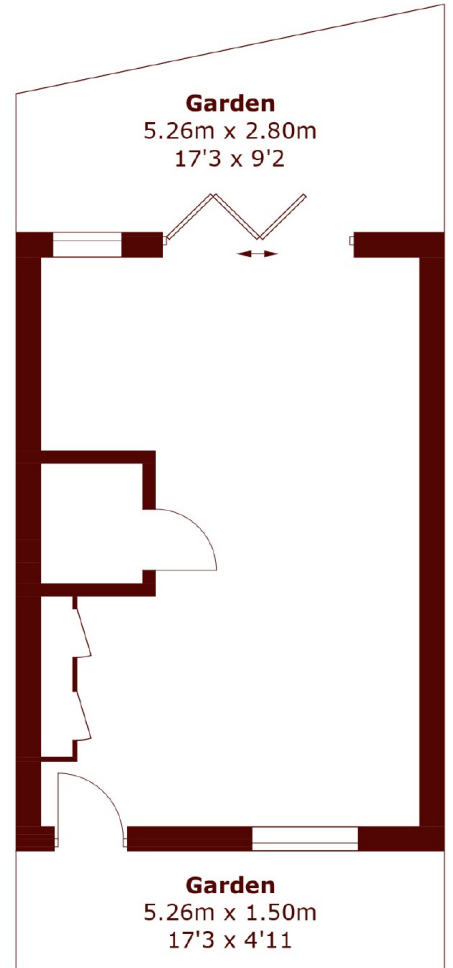




**Ground Floor**



**First Floor**



**SITE PLAN**

(Not To Scale)

Total area (approx.): 65.9 sq. m (709.2 sq. ft)

**Marsh & Parsons Barnes**  
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