6 BARNFIELD PLACE

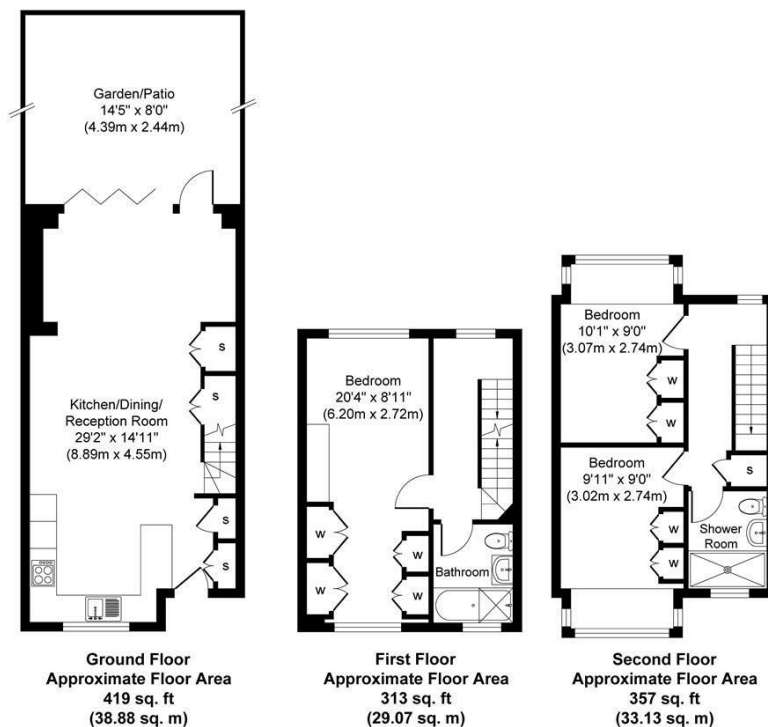## LONDON, E14 9YA
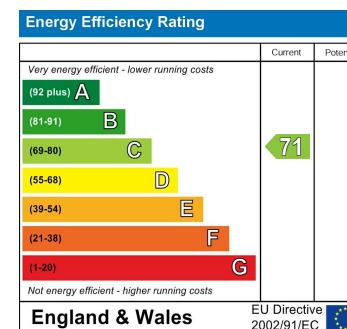
£700,000

FREEHOLD

Nestled in a peaceful private road, this beautifully renovated three-bedroom townhouse offers modern living at its finest. The spacious open-plan living area is flooded with natural light, featuring sleek shadow-cove lighting, underfloor heating, and large windows that create a bright and airy atmosphere. The contemporary kitchen is equipped with high-quality appliances and ample storage, perfect for both everyday living and entertaining.

The property also includes three generously sized bedrooms and stylish, high-end bathrooms. With allocated off-street parking and easy access to local amenities and transport links to Canary Wharf and the City, this chain-free townhouse is move-in ready and offers a fantastic opportunity to enjoy contemporary living in a tranquil location.

BELLS
ESTATE AGENT

Floor Plan

Garden/Patio
14'5" x 8'0"
(4.39m x 2.44m)

Kitchen/Dining/
Reception Room
29'2" x 14'11"
(8.89m x 4.55m)

S
S
S
S

Ground Floor
Approximate Floor Area
419 sq. ft
(38.88 sq. m)

Bedroom
20'4" x 8'11"
(6.20m x 2.72m)

W
W
W
W

Bathroom

First Floor
Approximate Floor Area
313 sq. ft
(29.07 sq. m)

Bedroom
10'1" x 9'0"
(3.07m x 2.74m)

W
W

Bedroom
9'11" x 9'0"
(3.02m x 2.74m)

W
W

S

Shower
Room

Second Floor
Approximate Floor Area
357 sq. ft
(33.13 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC