



Cleveland Gardens,  
Barnes  
SW13





## A beautifully presented period house located in the heart of Barnes.



Guide price: Available on request

Tenure: Freehold

Local authority: London Borough of Richmond upon Thames



This charming family house has been extended at the rear, spans 1,639 sq ft and is beautifully arranged over three floors.

On the ground floor the entrance hallway leads through to a bright double reception room with high ceilings, hardwood floors and a feature fireplace. To the rear of the property is a wonderfully light and spacious fully integrated kitchen/dining room which features a breakfast bar and bi-fold doors that provide access to an impressive 70 ft south-westerly facing rear garden. In addition the ground floor offers a cloakroom and lovely parquet flooring originally from Eton square.

The first floor offers a light and spacious principal bedroom with built-in wardrobes, a further double bedroom, a family bathroom and separate cloakroom.



Upstairs there are two further double bedrooms, one of which benefits from an en suite shower and access to the eaves for storage.

The property further benefits from a summer house at the end of the garden that provide an excellent space for a home office.

Cleveland Gardens is one of the most sought after roads in the heart of Barnes Village. There are an excellent range of shops, art galleries, boutiques, restaurants and pubs. The popular duck pond, green and common and River Thames towpath are within a few minutes walk from this property.

The schools in the area include Barnes Primary School (0.2 miles) St Paul's School (1.29 miles), The Harrodian (0.73 miles), The Swedish School (1.18 miles) and Ibstock Place School (1.17 miles). For younger pupils, St Paul's Juniors, St Osmunds' (RC) and Barnes Primary School.

\*All distances are approximate.



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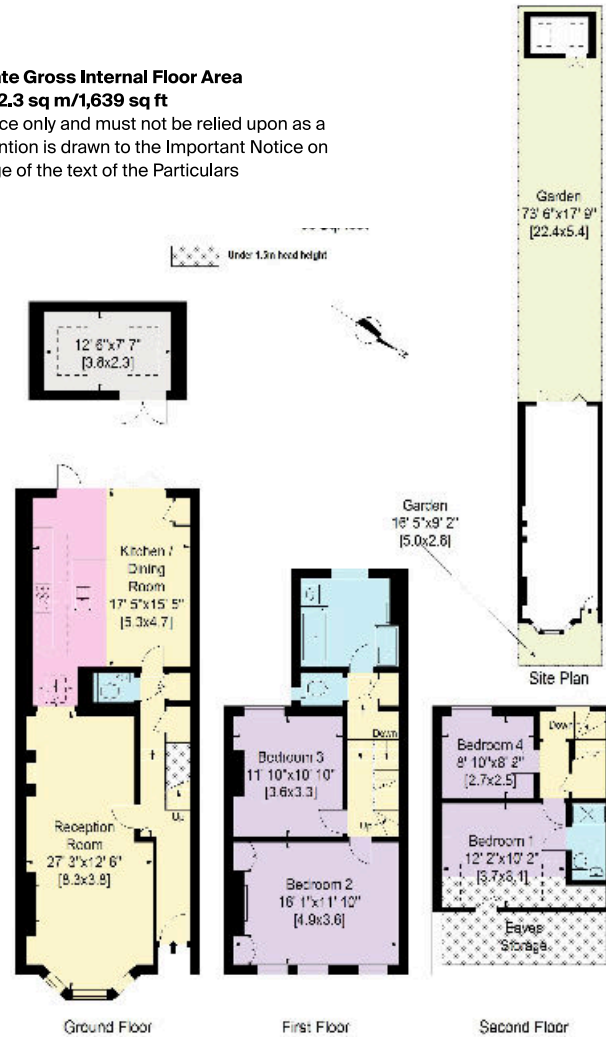
**The property benefits from a summer house at the end of the garden.**



### Approximate Gross Internal Floor Area

**152.3 sq m/1,639 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2021. Photographs and videos dated July 2021.

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