



Cleveland Gardens - Barnes, SW13

An attractive period property located in the heart of Barnes village with a generous 59 ft west facing garden and retaining many original features internally. There is plenty of scope to extend / develop and make this a wonderful family home, subject to planning permission.

Currently comprising a spacious double reception room with French doors leading to the side return and garden, a ground floor cloakroom / wc and rear kitchen / dining room with bay window and garden access. On the first floor there are three double bedrooms and a family bathroom. The loft space is currently used for storage and could be converted (STPP).

Cleveland Gardens is an attractive street of mostly Victorian houses, located in the heart of Barnes Village, close to Barnes High Street, the Pond and the river Thames. Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites and award-winning restaurants. The Village also hosts a weekly Farmers' Market.

Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. There are some excellent schools in the area, including the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.

Chain Free – Early Viewing is highly recommended.

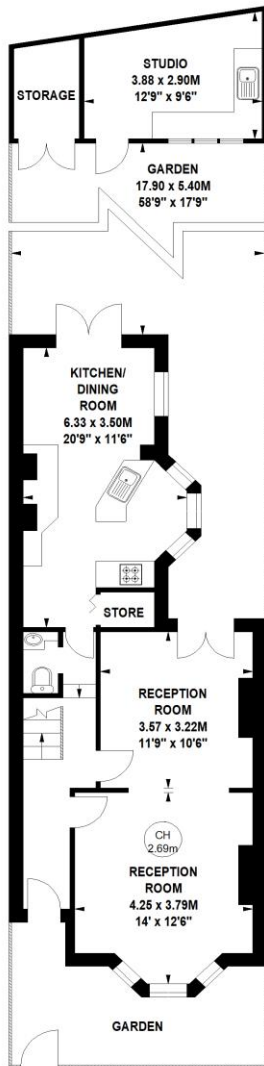
Asking Price

£1,400,000

CHESTERTONS

Cleveland Gardens, SW13

Approximate gross internal area
115.38 sq m / 1242 sq ft
 (Including Studio & Storage & Excluding Loft)
Studio & Storage
 13.10 sq m / 141 sq ft
Loft
 35.77 sq m / 385 sq ft

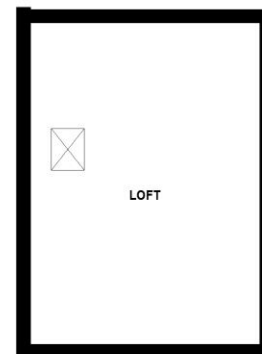


Ground Floor

Key :
 CH - Ceiling Height



First Floor



Loft



Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: London Borough Of Richmond Upon Thames
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	67	
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Barnes Village Sales

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