



Barnes Avenue - Barnes, SW13

A great opportunity to purchase this reconstructed house on this popular road in Barnes. This mid terrace house boasts a large rear garden of approx. 41 ft overlooking playing fields and has scope to extend and develop into the loft space and rear of the house (subject to planning permission). Currently offering double reception room, a kitchen, hall storage cupboard, two double bedrooms and a family bathroom. The house is set back from the road and has a lovely front garden.

Castelnau Gardens is well-positioned for nearby shops and restaurants on Castelnau, with access to the towpath by the river Thames. Hammersmith Station is the closest transport hub, with four underground lines (Hammersmith Bridge currently open to foot traffic). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge Stations.

There are some excellent schools in the area, including renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther close by, St Osmund's and Barnes Primary.

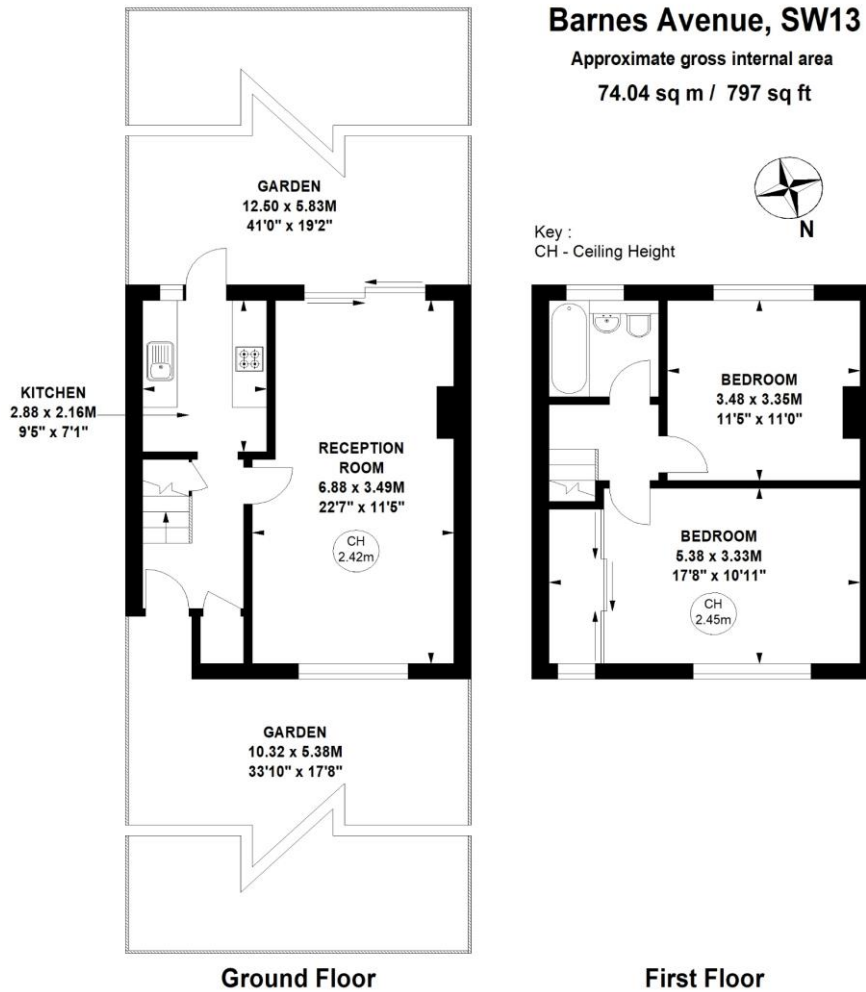
Asking Price

£750,000

CHESTERTONS

Barnes Avenue, SW13

Approximate gross internal area
74.04 sq m / 797 sq ft



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: Richmond upon Thames
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		
(38-54)	E		
(21-36)	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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