



Cleveland Gardens

Barnes, SW13

Asking Price £1,500,000

An attractive period property, located in the heart of Barnes Village, with a south-facing garden and a short walk away from the Ofsted Outstanding Barnes Primary School (Google maps 0.2 miles). There is plenty of scope to extend/develop, subject to planning permission.

Currently comprising a spacious double reception room with French doors leading to the side return and garden, a spacious kitchen leading to a utility area and cloakroom and further access onto the garden. There is also a small cellar and garden studio/shed, for storage, with rear access to Beverley path.

On the first floor, there are three double bedrooms, including a principal full-width bedroom and a main bathroom. On the second floor, there is a generous bedroom and plenty of eaves storage space.

Cleveland Gardens is an attractive street, of mostly Victorian houses, located in the heart of Barnes Village. It is close to Barnes High Street, the Pond and to 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.



Cleveland Gardens

London, SW13

- An Attractive Period House
- Four Bedrooms
- Barnes Village Location
- 0.2 miles to Barnes Primary School
- South Facing Garden
- Potential to Extend (STPP)
- Chain Free



Tenure: Freehold

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	16	84
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Chestertons Barnes Sales

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Cleveland Gardens, SW13

Approximate gross internal area

150.68 sq m / 1622 sq ft

(Including Eaves Storage & Excluding Shed / Studio)

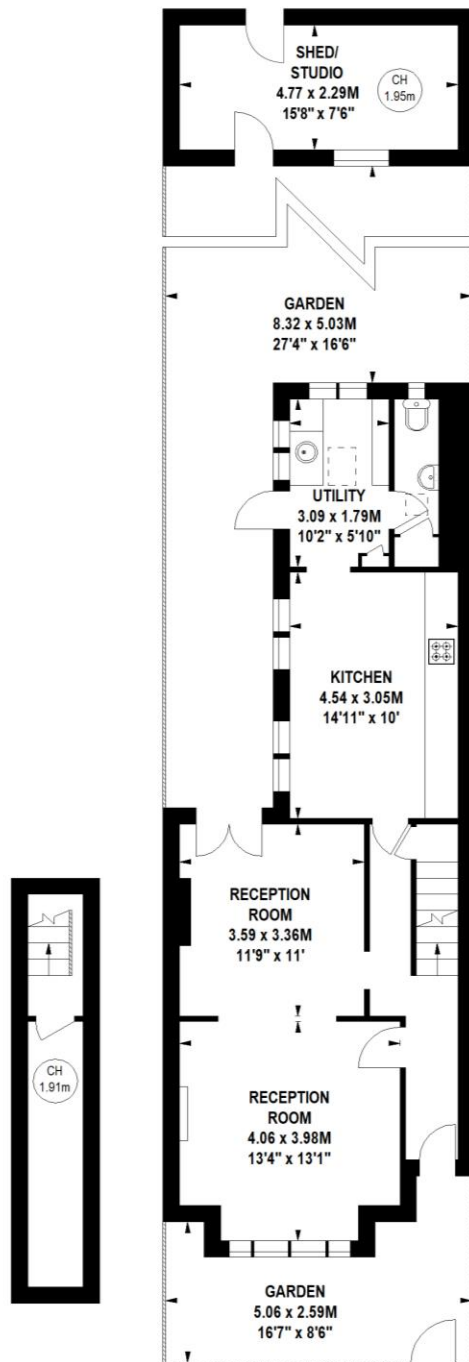
Eaves Storage

9.10 sq m / 98 sq ft

Shed / Studio

10.92 sq m / 117 sq ft

Key :
CH - Ceiling Height

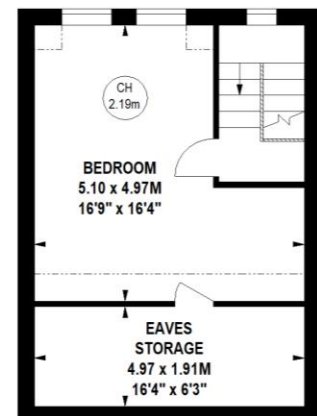


Basement

Ground Floor



First Floor



Second Floor

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

