



Clavering Avenue - Barnes, SW13

An unmodernised house on this popular residential road Barnes with plenty of scope to develop and reconfigure, subject to planning permission. Currently comprising a wide entrance with guest cloakroom, a generous double reception room, a kitchen and access via two doors to the rear garden. On the first floor there are four double bedrooms and a family bathroom and on the second floor there is a spacious bedroom, bathroom and eaves storage.

Clavering Avenue 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, St Osmund's and Barnes Primary.

This property is in Conservation Area CA25 Castelnau and is being sold chain free.

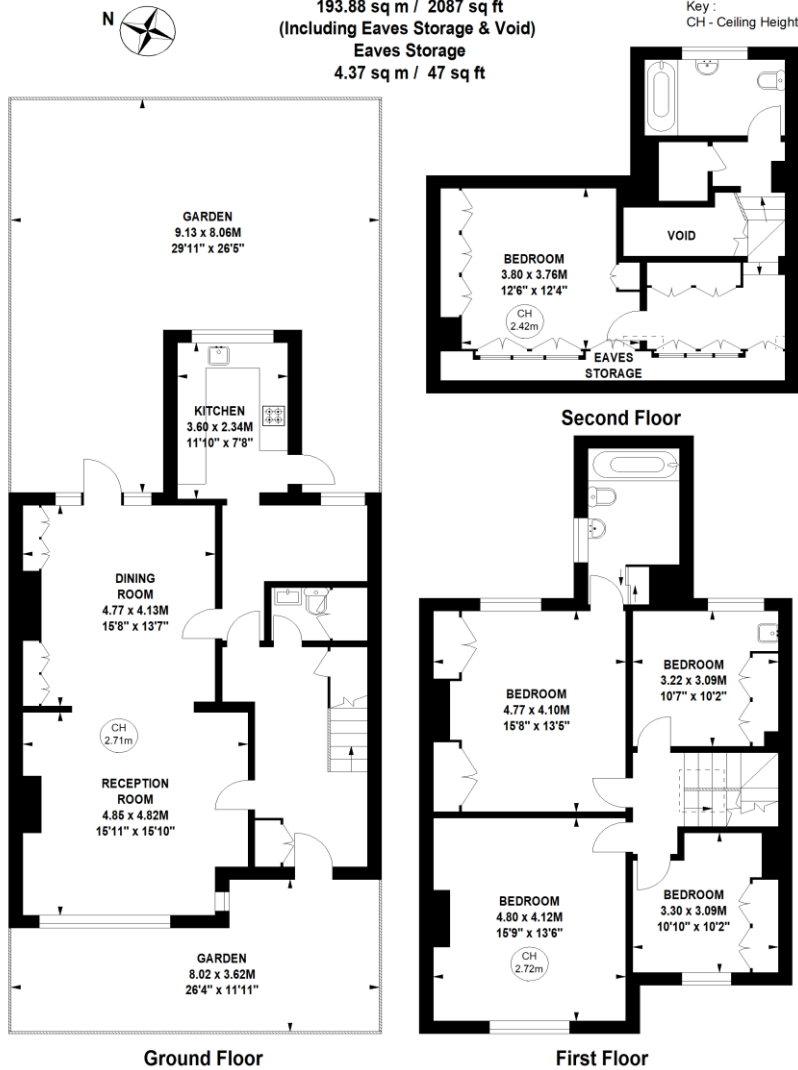
Asking Price

£1,250,000

CHESTERTONS

Clavering Avenue, SW13

Approximate gross internal area
193.88 sq m / 2087 sq ft
 (Including Eaves Storage & Void)
Eaves Storage
 4.37 sq m / 47 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: London Borough of Richmond upon Thames
Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		85
(55-68)	D	66	
(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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