



Archway Street

Barnes, SW13

Guide Price £1,350,000

A delightful three bedroom house, in the popular Little Chelsea area of Barnes, close to Barnes Primary School. This attractive period house has been extended and lovingly updated in recent years and is now presented in immaculate condition.

Comprising a double reception room with bespoke joinery for books and a television, a log-effect burner and solid wood flooring; through to a generous kitchen and breakfast room with a central island, plenty of natural light, a range cooker, an abundance of cabinetry and rear French doors leading to a well-maintained and cleverly designed garden with additional storage sheds. There is a ground floor cloak room under the stairs.

On the first floor, there is a front full-width bedroom with fitted wardrobes, a further double bedroom, a modern main bathroom with a shower and a bathtub, plus an additional WC. The second floor offers a bright and spacious bedroom with an en-suite shower room and plenty of storage space.

This Property is in Conservation Area CA16 Thorne Passage Mortlake.

CHESTERTONS



Archway Street

Barnes, SW13

- Delightful Three Bedroom House
- Beautifully Presented
- Popular Little Chelsea Area of Barnes
- Close to Barnes Primary School



Archway Street is located in the middle of Little Chelsea, off White Hart Lane. This is a highly sought-after area of Barnes which offers an array of independent boutiques such as Orange Pekoe and the Rick Stein restaurant, as well as proximity to the river Thames, Barnes village (approx. 0.6m Google maps) and Barnes Bridge station for regular over ground services (approx. 0.4 m Google Maps).

The popular and Ofsted Outstanding Barnes Primary School is approx. 250 yards away (Google Maps). Other excellent schools in the area, include renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School.

Tenure: Freehold
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: F

Please note: some older photos used.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 84 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Chestertons Barnes Sales

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Approximate gross internal area

119.66 sq m / 1288 sq ft

(Including Eaves Storage)

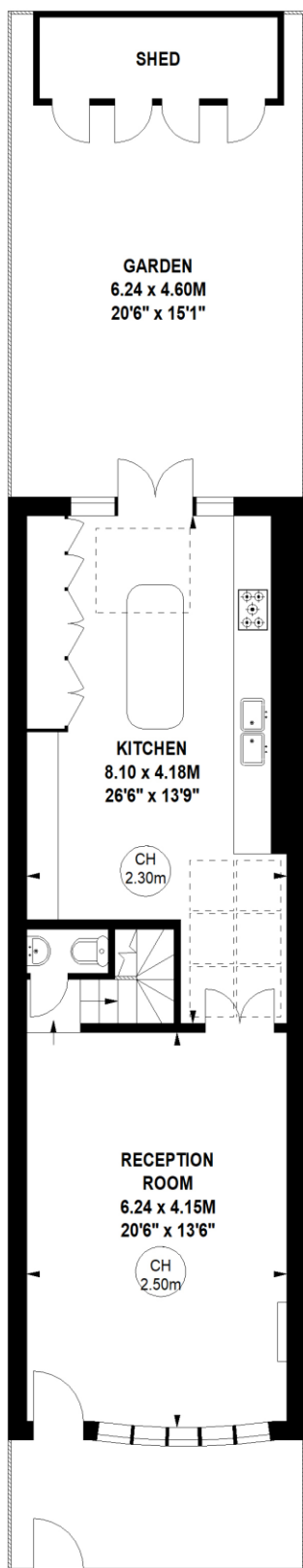
Eaves Storage

1.58 sq m / 17 sq ft

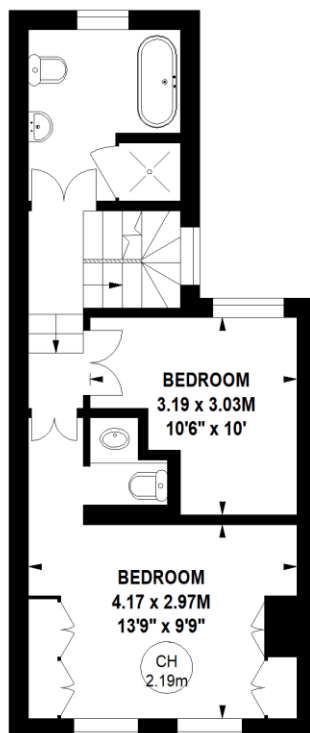


Key :

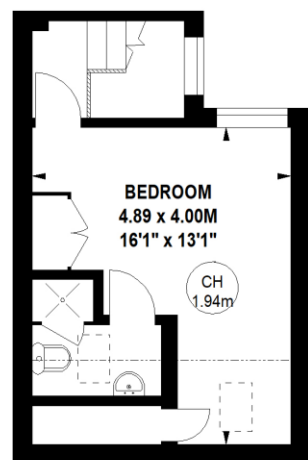
CH - Ceiling Height



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

