



Brookwood Avenue

Barnes, SW13

Asking Price
£1,250,000

This spacious and superbly refurbished townhouse is located in the heart of Barnes village on this quiet cul-de-sac road close to Barnes Green and boasts 4 bedrooms, a west facing garden, off street parking and a beautiful interior. It is very close to the Ofsted Outstanding Rated Barnes Primary School and was within the catchment area for the most recent intake.

Comprising on the ground floor a generous front reception room with bespoke joinery and excellent natural light, through to a contemporary style kitchen / dining room which offers an array of fitted cupboards and high end appliances. There are bi-folding doors leading to an attractive and sunny garden which leads further onto well kept communal gardens.

The first floor offers two double bedrooms, one with fitted wardrobes and a designer bathroom with feature lighting. The top floor comprises a double bedroom and a main bedroom with full width fitted wardrobes and a lovely en-suite shower room.

Additionally there is air-conditioning in the main bedroom, very handy eaves storage, well designed under stairs storage and a generous loft space. Early viewing is highly recommended.

CHESTERTONS



Brookwood Avenue

Barnes, SW13

- A Recently Renovated Townhouse
- 4 Bedrooms
- Central Barnes Location
- West Facing Garden
- Very Close to Barnes Primary School
- Off-Street Parking
- Approximately 1,311 sq. ft.
- EPC Rating C



Transport and Schooling

Brookwood Avenue is located in the centre of Barnes, just off Barnes Green. This is a highly sought-after area of Barnes which offers an array of independent boutique retailers, famous pubs and restaurants such as The Sun Inn and Rick Stein's, as well as proximity to the river Thames. Barnes Bridge Station is the closest for regular over ground services (approx. 0.3m Google Maps), with Barnes Station close by (approx. 0.6m Google Maps).

The popular and Ofsted Outstanding Barnes Primary School is approx. 300 mtrs away (Google Maps). Other excellent schools in the area, include the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School.

Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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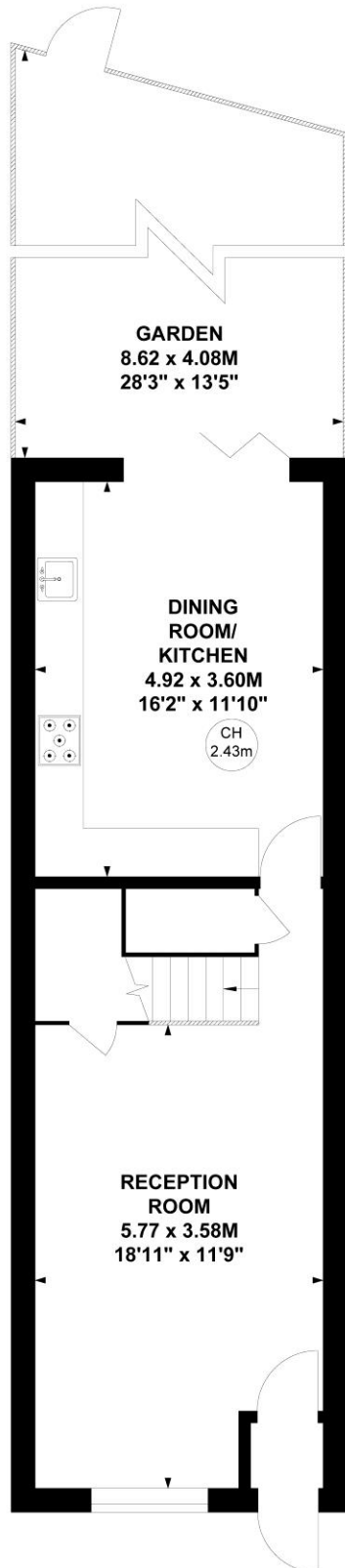
Brookwood Avenue, SW13

Approximate gross internal area

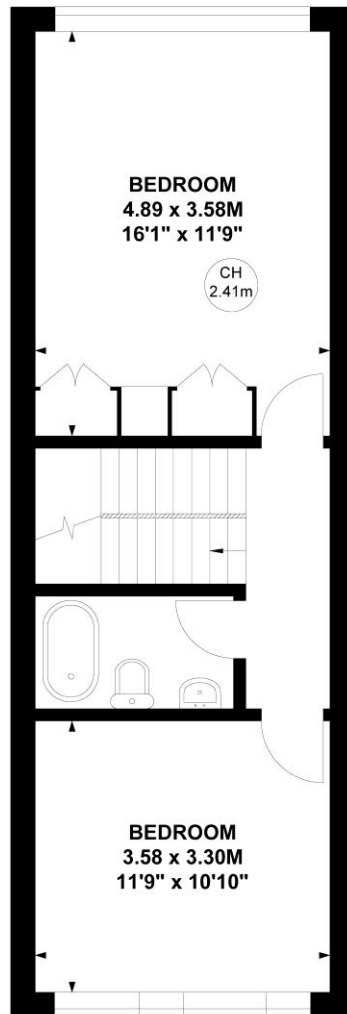
121.79 sq m / 1311 sq ft

Key :

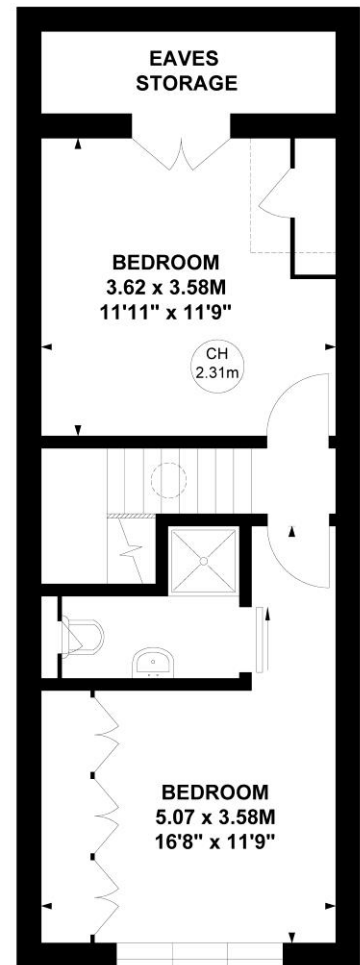
CH - Ceiling Height



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

