



Westfields Avenue

Barnes, SW13

Asking Price
£1,835,000

A larger than average period house located in the sought-after 'Little Chelsea' area of Barnes, close to Barnes Primary School. The property has been upgraded over recent years and is presented in very good condition, boasting a stylish interior and underfloor heating throughout.

Comprising a light entrance hall with an impressive Crittal-style window wall overlooking the bay-fronted double reception room which has bespoke shelving, plantation shutters and hardwood flooring. The flooring continues through to an exceptional open-plan Bulthaup customized kitchen and further dining area. This room is flooded with light via skylights, a glass wall and bi-folding doors onto the garden. There is an exposed brick feature wall and an island with a breakfast bar. Additionally there is a guest cloakroom under the stairs.

The west facing garden is very private and sunny with the benefit of a garden studio which provides additional accommodation, ideal as an office or home gym and a deep storage cupboard.

The first floor offers an inviting bay-fronted principal bedroom with custom-made wardrobes across the length of one wall. The beautiful bathroom includes a double-basin vanity unit, a free-standing bathtub and a walk-in shower. There is a second double bedroom located on this floor as well.

Upstairs, the loft space has been impeccably converted to maximise light and space. It offers two generous bedrooms, one of which has an elegant en-suite shower room. There is also ample eaves storage on this floor.

CHESTERTONS



Westfields Avenue

Barnes, SW13

- A Larger Than Average Period House
- Close to Ofsted 'Outstanding' Barnes Primary School
- Approx 1,869 sq. ft.
- High Ceilings & Very Well Presented
- Laundry / Drying Cupboard
- Four Bedrooms & Two Bathrooms
- Additional Studio / Gym / Office
- Popular 'Little Chelsea' Area
- EPC Rating D



Schooling / Transport / Location

Westfields Avenue is located in the centre 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. 0.4m 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. 150 yds away (Google Maps). Other excellent schools in the area, include the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School.

This Property is in Conservation Area CA16 Thorne Passage Mortlake.

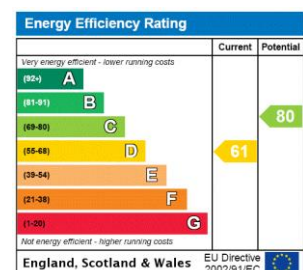
Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: G



Chestertons Barnes Village Sales

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Approximate gross internal area

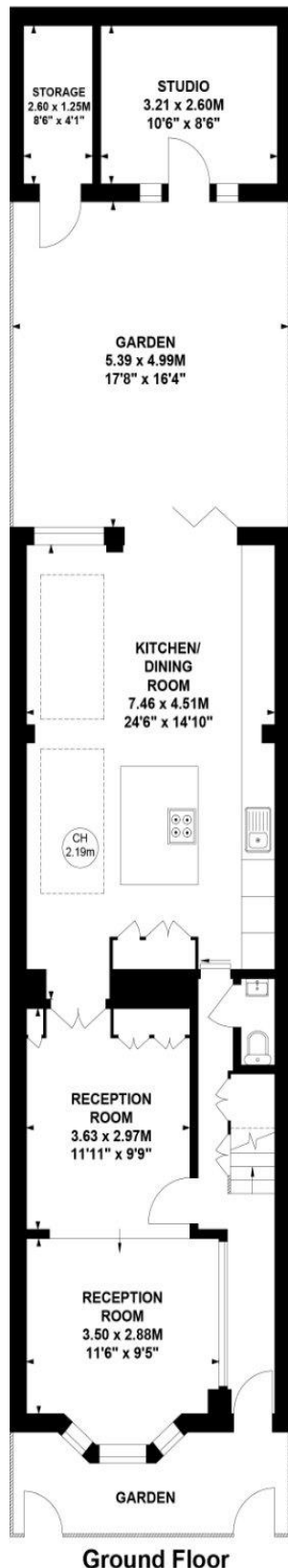
173.63 sq m / 1869 sq ft

(Including Eaves Storage, Store & Studio)

Eaves Storage : 8.08 sq m / 87 sq ft

Store : 3.44 sq m / 37 sq ft

Studio : 8.64 sq m / 93 sq ft



Ground Floor



First Floor



Second Floor

Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

