

LAURENT
RESIDENTIAL



56 STATION ROAD
LONDON, SW13 0LP

£1,000,000
FREEHOLD

56 STATION ROAD

- Two double bedrooms • Kitchen/dining room • Separate reception room • Family bathroom • Private garden • Period features • No onward chain • Prime location



Situated in the heart of the village, directly opposite Barnes Green, this gorgeous period cottage offers an idyllic lifestyle surrounded by all the local amenities on your doorstep.

Ground Floor:

Upon entry, you're greeted by a welcoming hallway leading to a lovely kitchen/dining area to your right. Fitted with units, a range cooker, and ample space for appliances, it's perfect for culinary enthusiasts. A service hatch connects to a separate reception room.

Reception Room:

Accessed via the hallway, this lovely bright room features double doors that open onto a picturesque walled sun trap patio. Perfect for summer entertaining. Additionally there is storage and shelving, providing both functionality and charm.

First Floor:

Upstairs, two bright and generously sized double bedrooms await, each offering inbuilt wardrobes. A good sized family bathroom with power shower and bath completes the upper level, providing comfort and practicality.

Amenities:

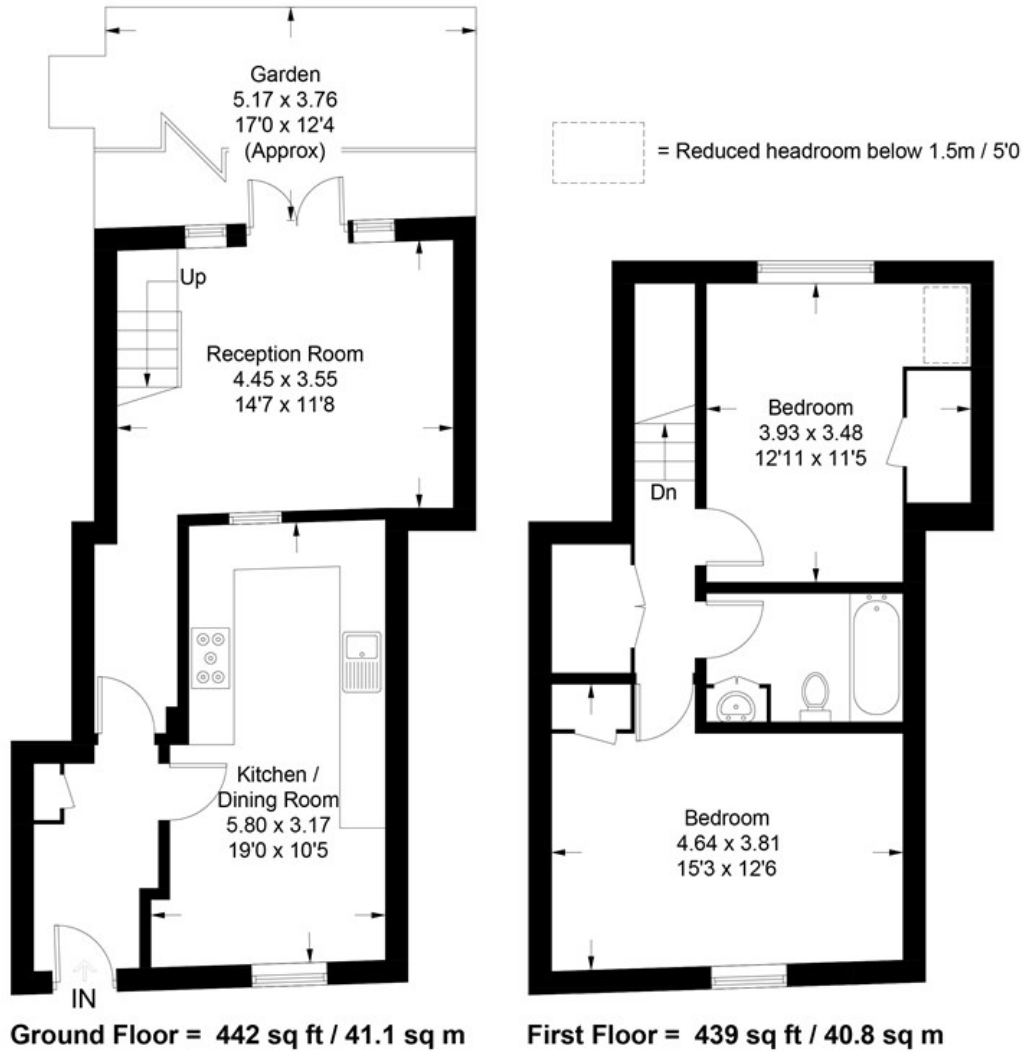
The cottage's location offers easy access to a range of amenities including restaurants, coffee shops, delis, boutique stores, schools, and The OSO arts centre.

Don't miss the opportunity to own this enchanting cottage in one of Barnes' most sought after locations.

Check <https://checker.ofcom.org.uk> for mobile and broadband coverage.

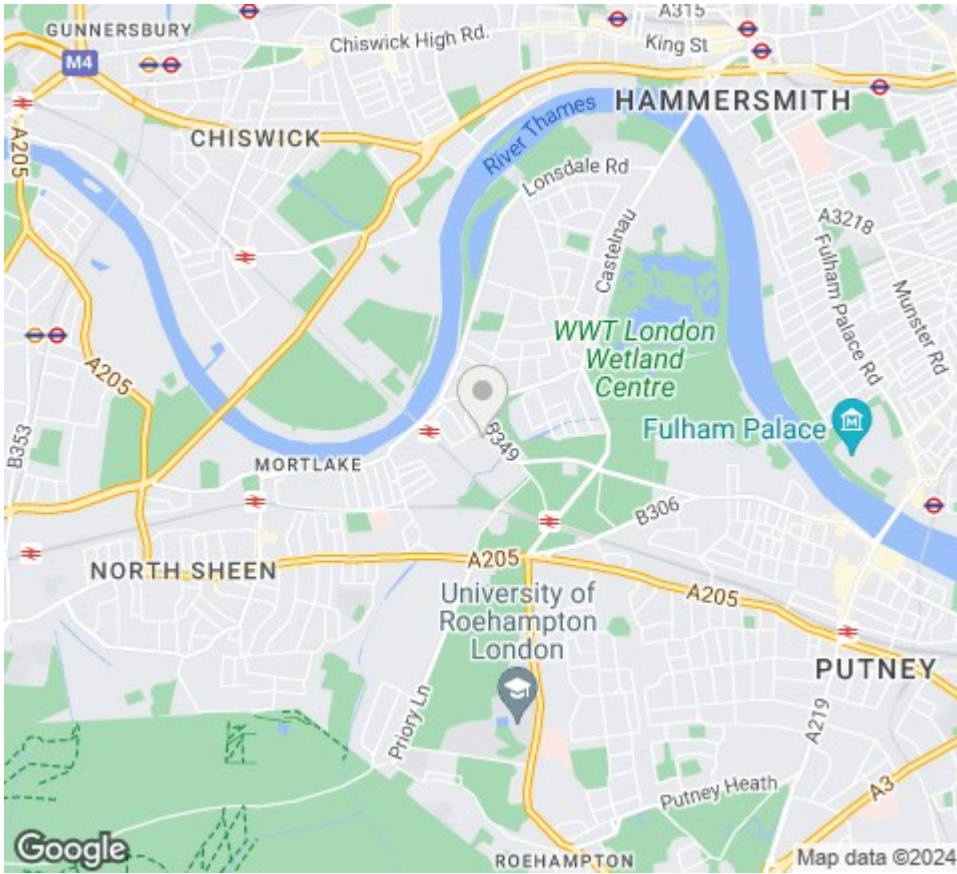
Station Road, London, SW13

Approximate Gross Internal Area = 81.9 sq m / 881 sq ft



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements