

LAURENT
RESIDENTIAL



86 WESTFIELDS AVENUE
SW13 0AZ

£1,150,000
FREEHOLD

86 WESTFIELDS AVENUE

- Open plan kitchen/dining/reception Room • Three bedrooms • Two bathrooms • Private garden • No onward chain • Little Chelsea location



Discover this charming three double bedroom home nestled in the sought-after Little Chelsea area of Barnes that seamlessly blends style and comfort.

The ground floor boasts a spacious and versatile open-plan living area, perfect for entertaining or relaxing, with direct access through bifold doors to a private south-facing garden—a perfect spot for outdoor enjoyment. There is a fully fitted kitchen with ample storage and useful work surface.

Upstairs, the first floor features two generously sized double bedrooms and a modern family bathroom with bath and separate shower cubicle. The rear bedroom further benefits from a Juliet balcony that enjoys south-facing views.

The second floor is dedicated to a main bedroom suite, complete with an ensuite bathroom and elegant sliding doors that open onto a large, private south-facing terrace, offering a tranquil retreat.

This charming home offers a unique combination of character, modern amenities, and prime location, making it an exceptional opportunity for those seeking a refined lifestyle in Barnes.

Ideally located for the shops, cafes, restaurants, bars and transport links Barnes has to offer, as well as Barnes Primary School.

Check your broadband and mobile coverage here

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

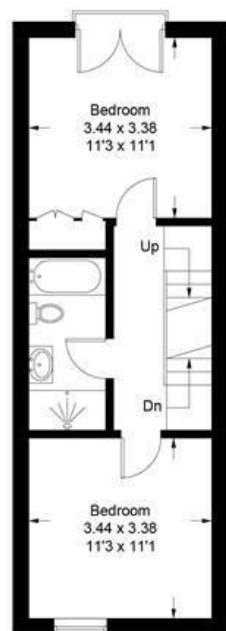
Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

Westfields Avenue, London, SW13

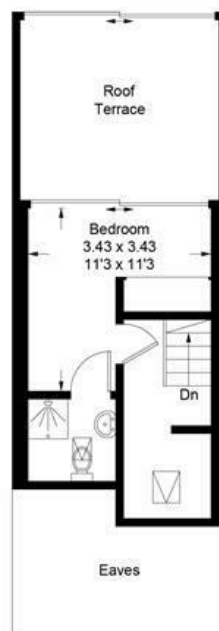
Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft



Ground Floor
48.4 sq m / 521 sq ft



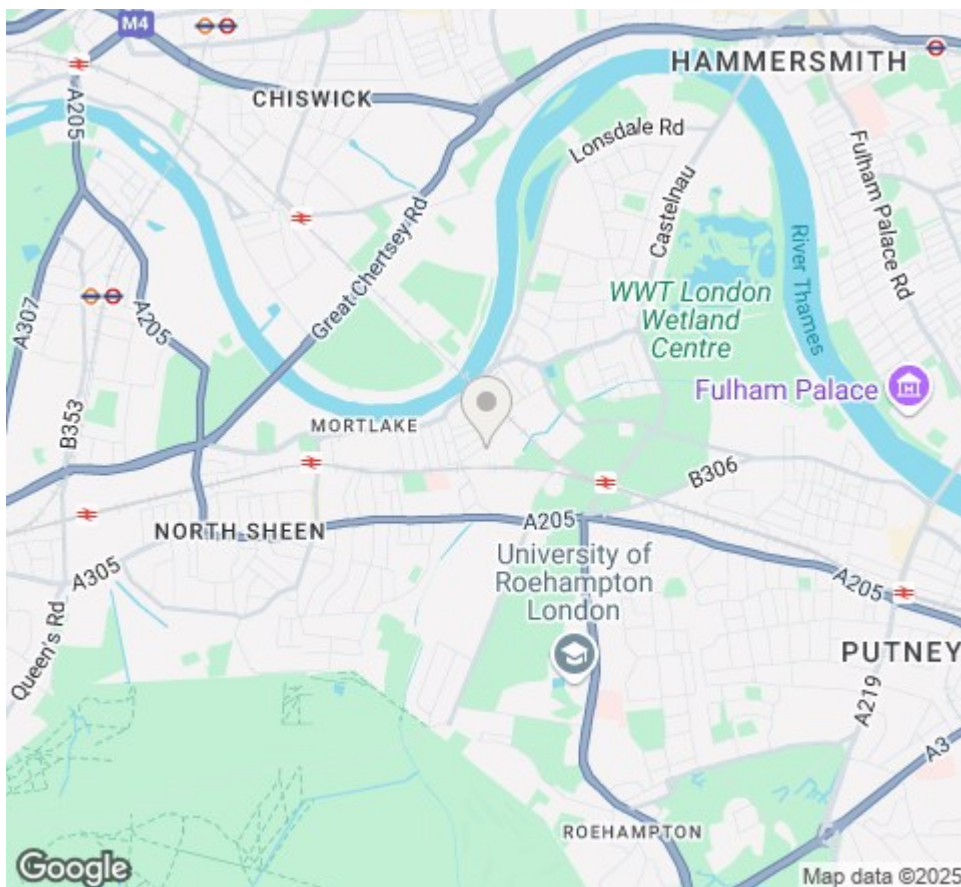
First Floor
38.0 sq m / 409 sq ft




Second Floor
18.9 sq m / 203 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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