



Madrid Road | Barnes  
London | SW13

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***A truly stunning five bedroom house on this requested tree lined road, offering masses of space and a fabulous garden.***

*Five Double Bedrooms | Two Bathrooms | Two Reception Rooms | Wood Burner | Garden Office | Loft Extension*

***- | Freehold***

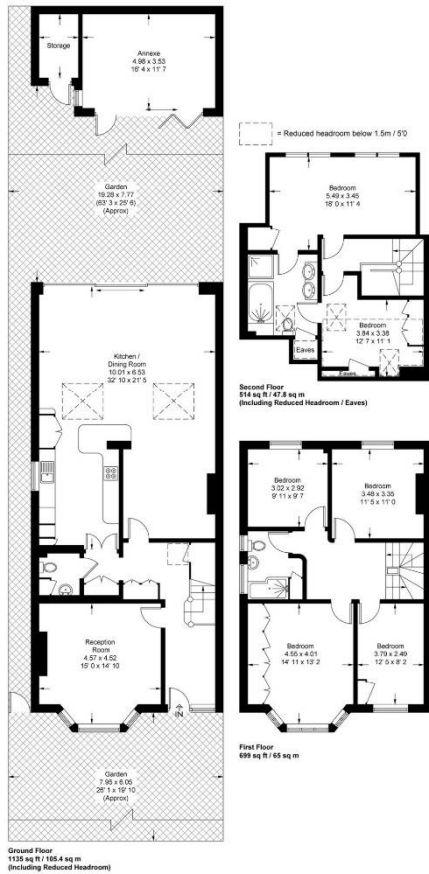
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## Madrid Road

Approximate Gross Internal Area = 2253 sq ft / 209.4 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 95 sq ft / 8.8 sq m  
 Annex = 196 sq ft / 18.2 sq m  
 Storage = 39 sq ft / 3.6 sq m  
 Total = 2583 sq ft / 240 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

## Apparent of Barnes

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

