



**JAMES
ANDERSON**



FOR SALE

£1,100,000

Leconfield Avenue, London, SW13

Price

An attractive period family home neatly situated within a quiet 'no through' road in Barnes, just moments from Barnes Common, that is available for sale with no onward chain. This character mid-terrace property has spacious and light accommodation over three floors, and is arranged to provide four bedrooms, two of which are currently used as an artists studio, and the other an office, whilst the principal bedroom occupies the second floor with impressive views towards central London. The ground floor accommodation leads from the hallway to a lovely double reception room, with an attractive fireplace and folding doors out to the rear garden, and a kitchen with granite-style work-surfaces that leads to an attractive garden room. The rear garden is a lovely feature of this family home, which is a good size and offers rear access. The property is conveniently placed for access to both White Hart Lane, Barnes village and East Sheen. For the commuter Barnes Station is a short walk away, with local bus services providing access into Putney with its underground network.

-  Four Bedrooms
-  Spacious Bathroom
-  Through Reception Room
-  Kitchen With Granite-Style Work Surfaces
-  EPC Rating D / Council Tax G / Freehold
-  Barnes Station
-  Outstanding Local Schools
-  Attractive Rear Garden
-  Quiet 'No Through' Road
-  Period Mid-Terrace Home



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

Leconfield Avenue

Approximate Gross Internal Area = 1447 sq ft / 134.5 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 69 sq ft / 6.4 sq m
 Total = 1516 sq ft / 140.9 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

