



JAMES  
ANDERSON

Elm Bank Gardens  
Barnes SW13  
£2,100,000



## Elm Bank Gardens Barnes SW13

Available for sale for the first time in over 60 years. A period, end-terrace property, neatly situated on the favoured 'south side' of this highly desirable road, just moments from the River Thames in Barnes village. This character family home has been extended to provide spacious accommodation over three floors, which is arranged to provide four bedrooms, and a family bathroom, which has a separate shower. The principal bedroom suite is a fantastic size, occupying all of the second floor, and is dual aspect, with an en-suite shower/wet room, and a walk-in wardrobe. The ground floor has been extended, and is arranged to provide a sitting room, cloakroom, and a spacious kitchen/dining/family room that has a modern fitted kitchen, with integrated appliances, and access out to the garden. The rear garden has a south facing aspect, is mainly laid with artificial grass, and has useful side access. There are plenty of leisure opportunities nearby, with the Thames River towpath just moments away, and a short walk over Barnes Bridge takes you Chiswick House Gardens, plus there are various sports clubs in the area. Barnes Bridge station is a couple of minutes walk from the property and provides a frequent service to London Waterloo. There are a number of the local primary schools that are currently rated by Ofsted as 'Outstanding'. The St Pauls School, The Harrodian School and The Swedish School are also nearby. The property is available for sale with no onward chain.



















# Elm Bank Gardens

Approximate Gross Internal Area = 1883 sq ft / 174.9 sq m  
(Excluding Reduced Headroom)

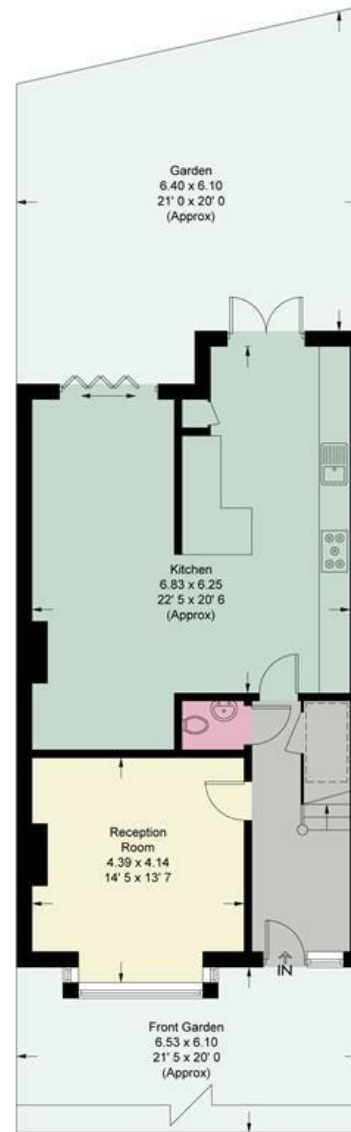
Reduced Headroom = 13 sq ft / 1.2 sq m

Total = 1896 sq ft / 176.1 sq m

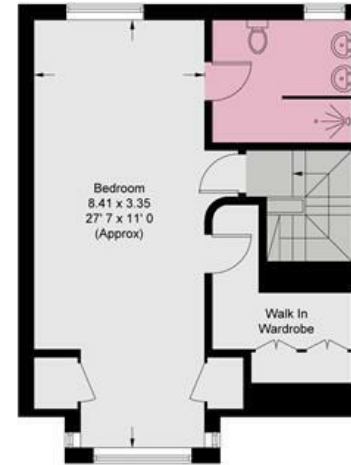


JAMES  
ANDERSON

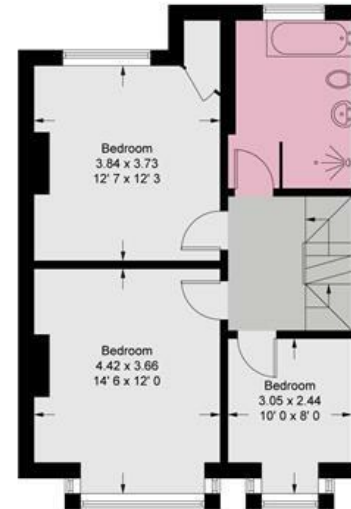
= Reduced headroom below 1.5m / 5'0



Ground Floor  
783 sq ft / 72.7 sq m  
(Including Reduced Headroom)



Second Floor  
534 sq ft / 49.6 sq m



First Floor  
579 sq ft / 53.8 sq m



JAMES  
ANDERSON

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.





64 Barnes High Street  
Barnes  
SW13 9LD

020 8876 0100  
sales@jabarnes.co.uk  
www.jamesanderson.co.uk

