



JAMES
ANDERSON

Grove Road
London SW13
£1,500,000



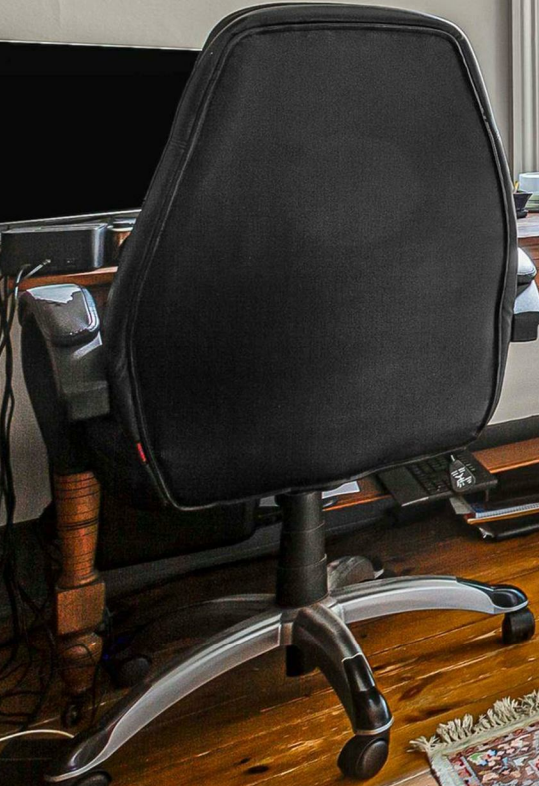
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A charming period property, neatly situated on a highly desirable road in Barnes village, close to the high street, train station and River Thames. The property is beautifully presented with spacious accommodation over two floors, which is arranged to provide three generous bedrooms and a modern family bathroom on the first floor. The ground floor has a lovely double reception room, with attractive fireplace and stripped wooden floors, and there is an extended, modern kitchen/dining room at the rear of the property, that opens out to a lovely courtyard garden with rear access. There are plenty of leisure opportunities nearby, with the Thames River towpath just moments away, Richmond Park, along with Kew Gardens and various sports clubs are nearby. Barnes Bridge station is a couple of minutes walk from the property and 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.

















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Approximate Gross Internal Area = 1192 sq ft / 110.7 sq m
(Excluding Reduced Headroom / Including Loft)
Reduced Headroom = 216 sq ft / 20.1 sq m
Total = 1408 sq ft / 130.8 sq m



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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.





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