



**JAMES
ANDERSON**

Leconfield Avenue
London SW13
£1,325,000



Leconfield Avenue London SW13

A charming, period, end-terrace home, neatly situated on a highly desirable, no through road in Barnes. The property has been extended to provide spacious (approaching 1700 square feet), modernised accommodation over three floors, which is arranged to provide four generous bedrooms, that includes a large principal bedroom on the second floor, with a modern en-suite shower room, and a large family bathroom with a separate shower on the first floor. The ground floor has a light and spacious sitting room at the front, with a large, extended living/family room at the rear, that incorporates a stylish, modern kitchen/dining area, with integrated appliances and doors out to the garden. There is also a modern shower/utility room on the ground floor. The rear garden is a good size with side and rear access, plus there is large studio/shed. 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. The property is near to some outstanding primary schools, and other schools in the area include Ibstock Place, The St Pauls Schools, The Harrodian School and The Swedish School to name a few. The property is available for sale with no onward chain.









Living
Garden Work Calendar 2023-2024

Month	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
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WARNING

COFFEE
TEA
SUGAR

COFFEE
TEA
SUGAR

inbest











Leconfield Avenue

Approximate Gross Internal Area = 1669 sq ft / 155.1 sq m
(Excluding Reduced Headroom)

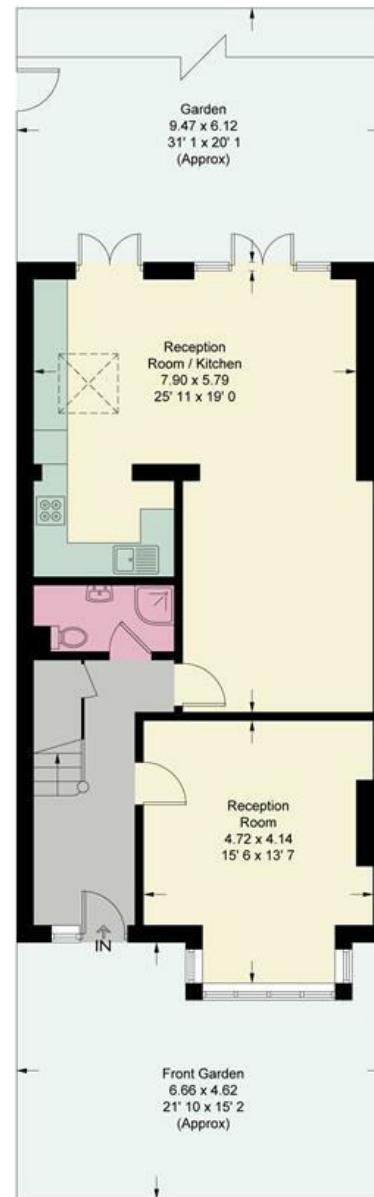
Reduced Headroom = 26 sq ft / 2.4 sq m

Total = 1695 sq ft / 157.5 sq m



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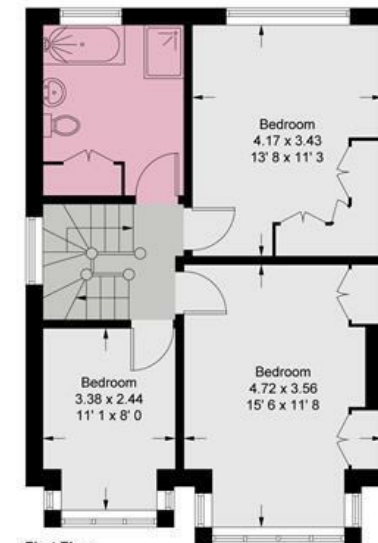
= Reduced headroom below 1.5m / 5'0



Ground Floor
789 sq ft / 73.3 sq m



Second Floor
340 sq ft / 31.6 sq m
(Including Reduced Headroom)



First Floor
566 sq ft / 52.6 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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