



**JAMES
ANDERSON**

Malthouse Passage
Barnes SW13
Offers Invited £895,000



Malthouse Passage Barnes SW13

A period end-terrace property neatly tucked away in Barnes Village and is close to Barnes Bridge Station. The property has been rented out for a number of years, and is need of some updating, but is now being sold with vacant possession. The accommodation has been extended and is arranged to provide four/five bedrooms, as the ground floor front reception has been used a bedroom, with a shower room and a bathroom, and the kitchen is at the rear of the property, which leads to a large extension/reception room. There is a private enclosed rear garden that leads from the reception room and is mostly laid to lawn. This period property is within a short walk to Barnes Bridge Station and Barnes Village, along with the River Thames. Schools in the area include The St Pauls School, The Swedish School, The Harrodian School, Ibstock Place, St Osmund's Catholic Primary School and Barnes Primary School.





White upper cabinet with a small logo on the top panel.

White lower cabinet, partially open, revealing internal wiring and insulation.

Wooden upper cabinets along the left wall.

Wooden upper cabinets along the back wall.

Wooden upper cabinets on the right wall.

White countertop on the left side of the kitchen.

White countertop on the right side of the kitchen, featuring a sink.

White refrigerator with a 'FRISS' logo on the door.

Built-in oven with a glass door and control panel.

Gas stove with four burners.

White double-basin sink with a chrome faucet.

White front-loading washing machine.

Circular ceiling light fixture.

Track lighting fixture with two adjustable spotlights.

Window with a white frame and marble sill.

Light switch on the left wall.

Outlet on the left wall.

Outlet on the back wall.

Outlet on the back wall.

Outlet on the back wall.

Important safety notice sticker on the refrigerator door.

Important safety notice sticker on the oven door.













Malthouse Passage

Approximate Gross Internal Area = 1163 sq ft / 108.1 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 140 sq ft / 13 sq m

Total = 1303 sq ft / 121.1 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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