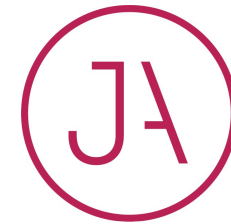




JAMES  
ANDERSON

Rosslyn Avenue  
Barnes SW13  
£1,250,000



## Rosslyn Avenue Barnes SW13

A superbly extended end-terrace family home, neatly situated in a highly desirable residential road in Barnes. The property is beautifully presented, with light and spacious accommodation arranged over three floors to provide three bedrooms, that includes a spacious bedroom on the second floor, which has ample eaves storage and a modern en-suite shower room. Both double bedrooms on the first floor have use of a modern family bathroom. The ground floor accommodation offers a mostly open plan layout leading from the entrance to provide a bright sitting room area, with bay window, attractive fireplace with log-burner, and wooden flooring that flows through to a impressive, and recently extended kitchen/dining/family area that offers some integrated appliances, stone worktops, and a breakfast bar/island. There is access from the kitchen area to a lovely family/dining area, that offers delightful views of the garden. The garden is another impressive feature of the property, as it's larger than average for the area, is laid with artificial grass, attractive borders, and has a raised decked area at the rear, with useful side access. Rosslyn Avenue is a popular location close to outstanding local schools and is conveniently placed for the shops and amenities on White Hart Lane and Barnes Village. Barnes and Barnes Bridge Stations are within walking distance.




















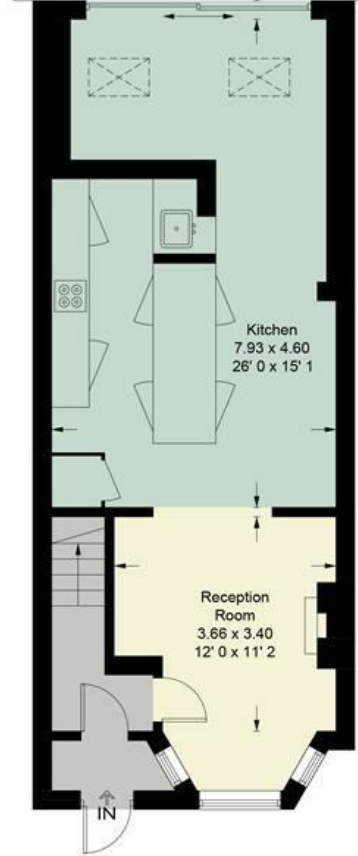
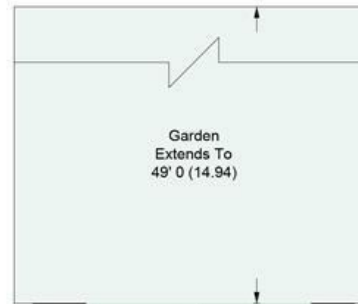
# Rosslyn Avenue

Approximate Gross Internal Area = 1238 sq ft / 115.1 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 26 sq ft / 2.4 sq m  
Total = 1264 sq ft / 117.5 sq m

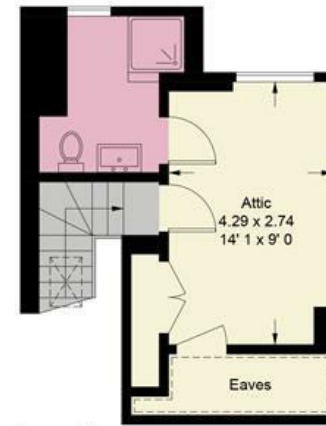


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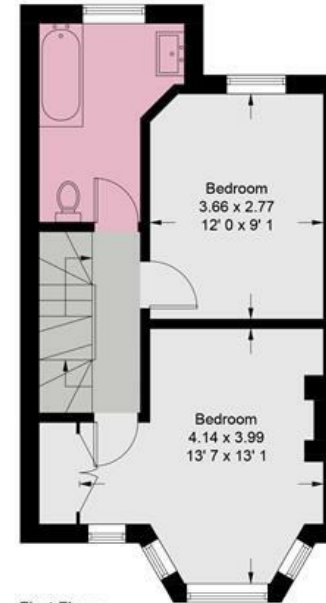
 = Reduced headroom below 1.5m / 5'0



Ground Floor  
608 sq ft / 56.5 sq m



Second Floor  
259 sq ft / 24.1 sq m  
(Including Reduced Headroom / Eaves)



First Floor  
397 sq ft / 36.9 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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