

JAMES ANDERSON

Archway Street
London SW13
£1,950,000



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Situated on the charming Archway Street in the heart of Barnes, this impressive, wider-than-average mid-terrace house offers over 2,000 sq. ft of versatile accommodation arranged across three floors, combining generous proportions, character and exciting potential. Steeped in local history, the property was formerly home to Sidney Spall & Sons, a neighbourhood grocery store during the 1940s, adding a unique sense of heritage to this substantial family home.

The accommodation comprises four well-proportioned bedrooms and spacious living areas, providing an excellent layout for modern family life. The lower ground floor offers further flexibility, with potential to create a home office, playroom, additional reception room or entertainment space, subject to any necessary consents.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and entertaining, together with a garage positioned at the rear, offering valuable off-street parking and additional storage.

Ideally situated for the highly regarded Barnes Primary School, the property is also within easy reach of Barnes Village, with its independent boutiques, cafés, restaurants and local amenities. The River Thames, green open spaces and excellent transport connections are all conveniently accessible.

Offering a rare combination of generous living space, historical character and scope for personalisation, this distinctive Barnes home presents an exciting opportunity for buyers looking to create a long-term family residence in one of South West London's most desirable neighbourhoods.


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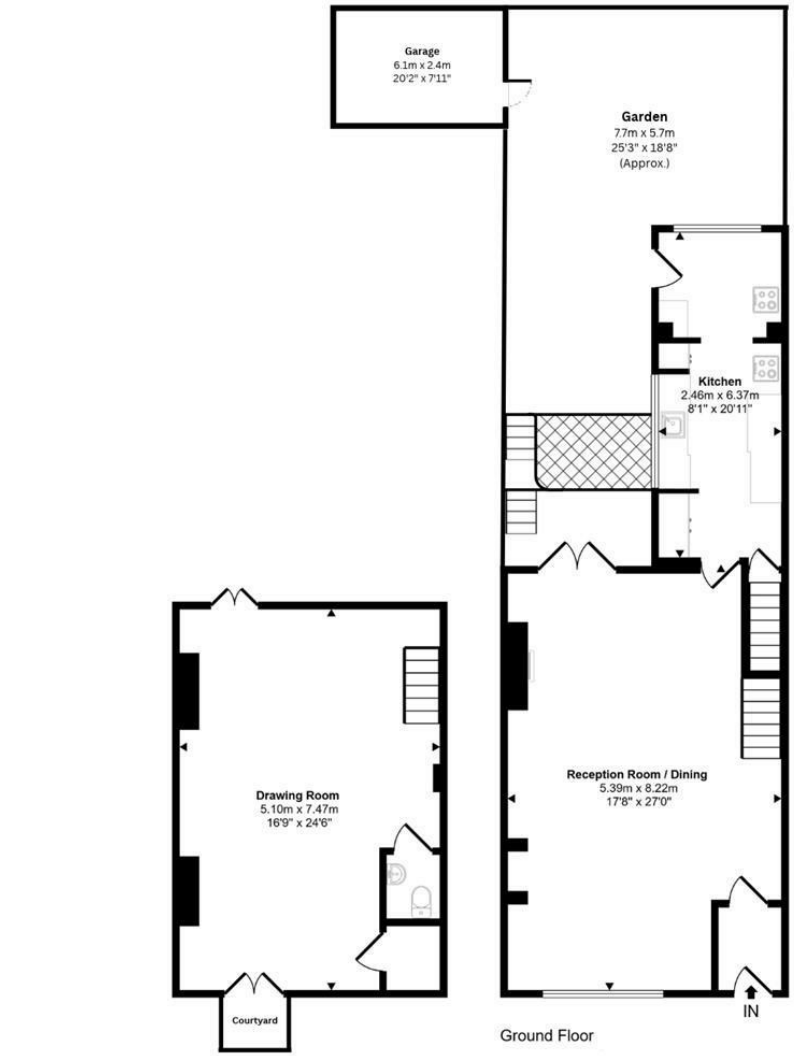

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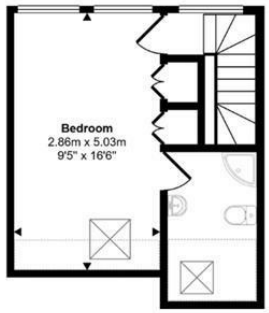

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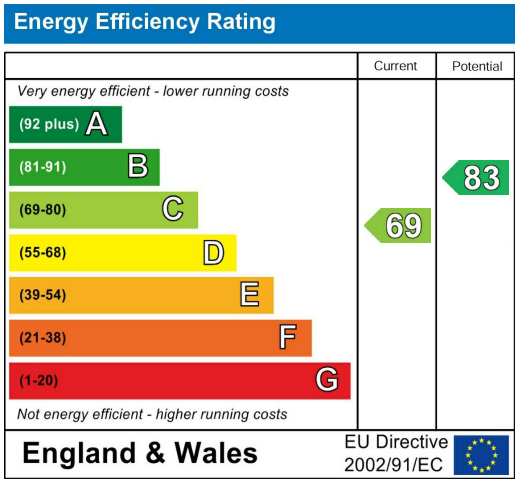
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Approx Gross Internal Area
196 sq m / 2106 sq ft
(Includes Garage and Reduced Head height)
Garage: 14.64 sq m / 158 sq ft

Denotes head height below 1.5m



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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