



# Archway Street

Barnes, SW13

Guide Price £3,900,000

This stunning and unique house comes to the market for sale, in the heart of Little Chelsea, in Barnes. With over 4,200 square feet of internal space, this is a truly magnificent house and is presented in immaculate condition. The house was totally remodelled and upgraded three years ago and now offers a wonderful blend of living and bedroom accommodation, including a rear walled garden that has been exquisitely landscaped.

The ground floor comprises a wide and welcoming entrance hall with utility, cloakroom and storage through to a beautiful kitchen, with island that leads to a generous dining area and onto the garden. There is a formal front reception room and further rear reception room with fireplace and garden access. There is also a double garage and rear study, again with garden access.

On the first floor, there are five bedrooms and three bathrooms including a principle bedroom to the rear with a stunning en-suite bathroom, fitted wardrobes and two balconies.

The property has underfloor heating throughout, a Zendair air system and Control4 electronics. There is a large loft space with restricted head height for storage.

**CHESTERTONS**



# Archway Street

## Barnes, SW13

- Unique Five-Bedroom House
- Over 4,200 Square Feet
- High Quality Refurbishment
- Beautifully Presented
- Exquisite Garden
- Double Garage
- Chain Free
- EPC Rating D



## Transport and Schooling

Archway Street is located in the centre of Little Chelsea, off White Hart Lane. This is a highly sought-after area of Barnes which offers an array of independent boutiques such as Orange Pekoe and the Rick Stein restaurant, as well as proximity to the river Thames, Barnes village (approx. 0.5m Google maps) and Barnes Bridge station for regular over ground services (approx. 0.3 m Google Maps).

The popular and Ofsted Outstanding Barnes Primary School is approx. 250 yrds away (Google Maps). Other excellent schools in the area, include the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School.

The property is in Conservation area CA16 Thorne Passage Mortlake.

*Please note – some older photos used.*

**Tenure:** Freehold

**Local Authority:** London Borough Of Richmond Upon Thames

**Council Tax Band:** H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Chestertons Barnes Sales

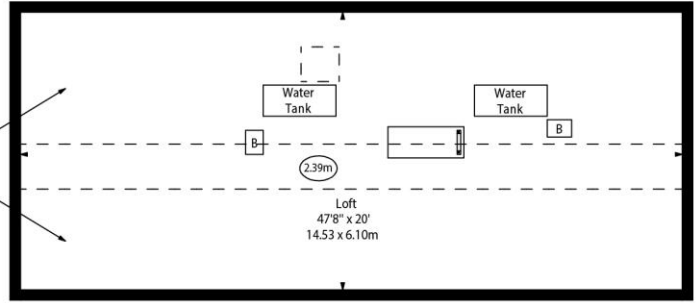
68-69 Barnes High Street  
 Barnes  
 London  
 SW13 9LD  
 barnes@chestertons.co.uk  
 020 8748 8833  
 chestertons.co.uk

Archway Street, SW13

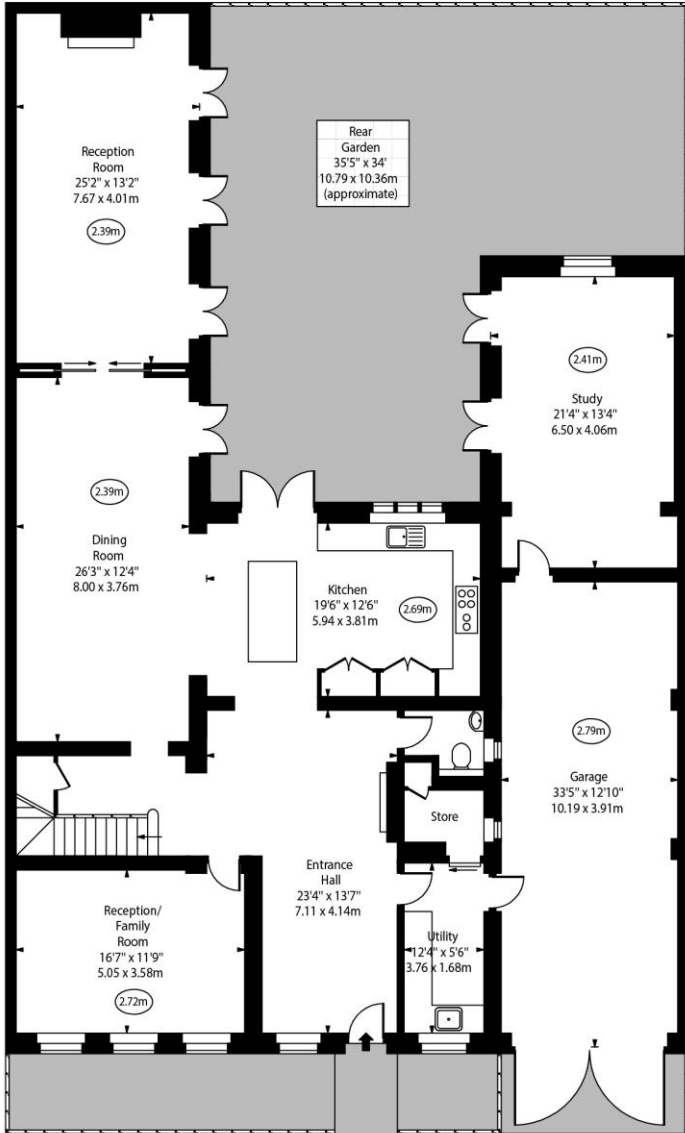


○ - Ceiling Height

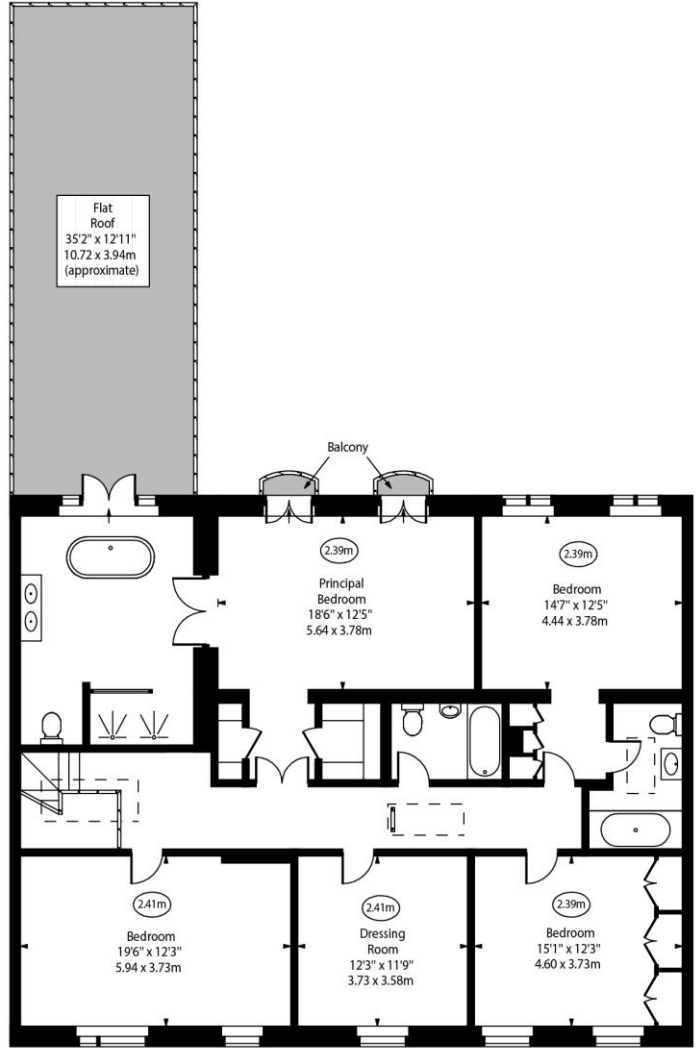
Restricted Height Area



Loft



Ground Floor



First Floor

Approx Gross Internal Area 4240 Sq Ft - 393.90 Sq M

(Including Garage)  
(Excluding Loft)

Loft Area 953 Sq Ft - 88.53 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 021494M

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