



Cambridge Road

Barnes, SW13

Asking Price
£675,000

A well-proportioned first floor maisonette nestled, presented in good condition, located in a residential enclave of Barnes Village. The property boasts a large private southwest-facing garden with a separate studio that could be used as a home office or gym.

The accommodation includes a light and airy, on open-plan dual-aspect reception room and fully equipped, modern kitchen, a generous principal bedroom with plenty of storage space, a second double bedroom, a family bathroom and an additional shower room.

Cambridge Road is located in the heart of Barnes Village, close to Barnes High Street, the Pond and the river Thames. Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites and award-winning restaurants. The Village also hosts a weekly Farmers' Market.

Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. There are some excellent schools in the area, including the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary School.

CHESTERTONS



Cambridge Road

Barnes, SW13

- A First Floor Maisonette
- Open-Plan Reception Room & Kitchen
- Presented in Good Condition
- Two Double Bedrooms & Two Bathrooms
- South West Facing Private Garden
- Central Barnes Village Location
- Chain Free
- EPC Rating C



Tenure: Leasehold with 172 years remaining

Service Charge: £688 including management fee, communal repairs and services and buildings insurance

Ground Rent: £10

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Village Sales

68-69 Barnes High Street

Barnes

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Approximate gross internal area

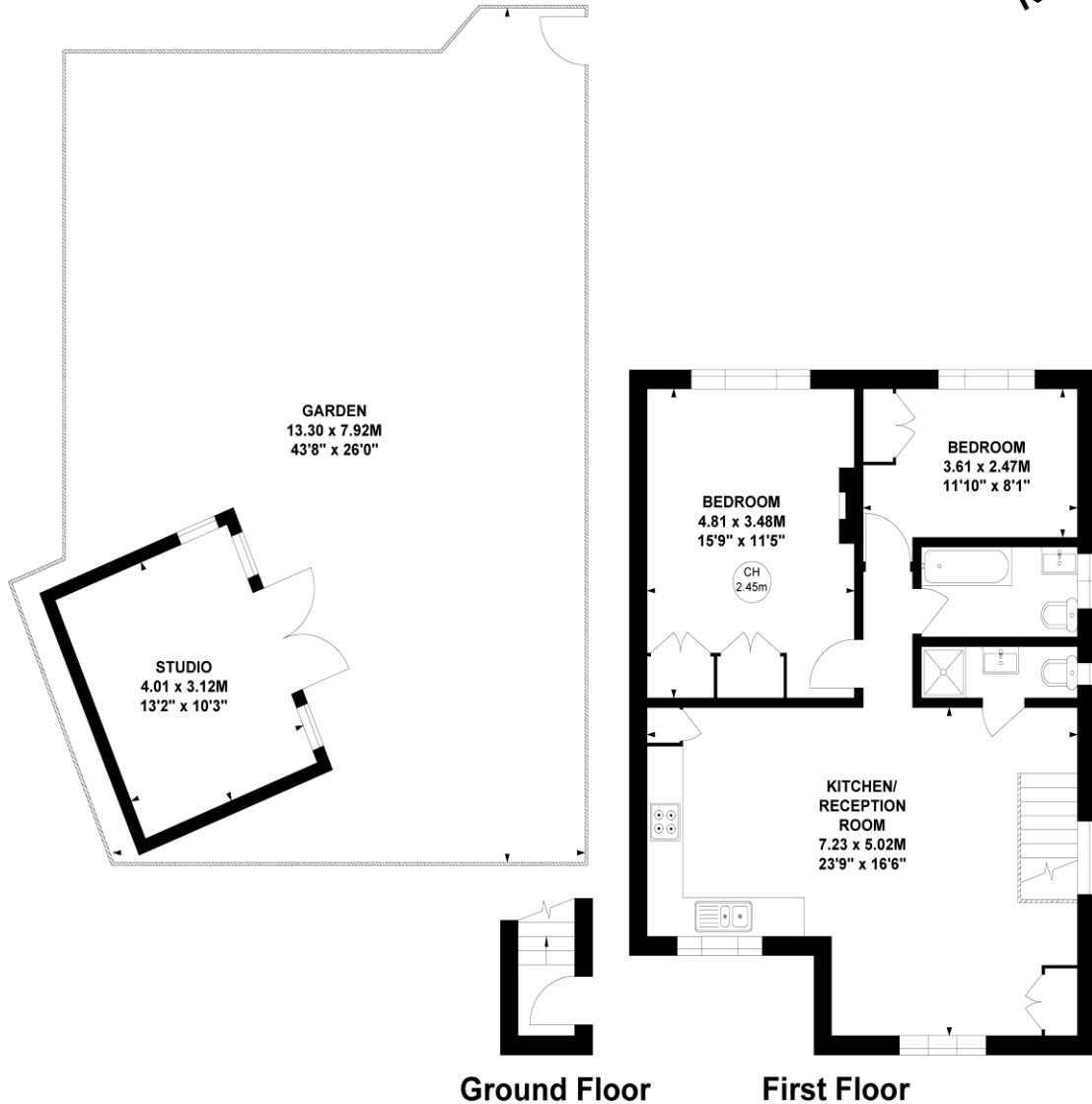
82.38 sq m / 887 sq ft

(Including Studio)

Studio : 12.51 sq m / 135 sq ft

Key :

CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

