



JAMES  
ANDERSON

Rocks Lane  
Barnes SW13  
£1,995,000



## Rocks Lane Barnes SW13

A charming period end-terrace home, neatly situated on a highly desirable road in Barnes overlooking the Barn Elms playing fields opposite, and close to Barnes station. This spacious property (over 2500 sqft) has extended accommodation over three floors which is arranged to provide six double bedrooms, two of which have balconies, and three modern bathrooms, which includes an impressive principal bedroom suite on the second floor, that has modern en-suite facilities and access to a terrace that overlooks the playing fields opposite, with far reaching views of central London. The ground floor has two large reception rooms, a utility/cloakroom, access to a basement with ample storage, and a large fully extended, modern fitted, kitchen/dining/family room at the rear that opens out to a private, west-facing garden. The property is in need of some updating and is available for sale with no onward chain.

Barnes and Barnes Bridge stations provide a service into London Waterloo, whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include The St Paul's School, The Harroddian School, The Swedish School, and Ibstock Place to name a few.

















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Approximate Gross Internal Area = 2594 sq ft / 241 sq m

(Including Reduced Headroom)

Reduced Headroom = 104 sq ft / 9.7 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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