



# Archway Street

## Barnes, SW13

Asking Price  
£1,850,000

A superbly and thoughtfully designed house in the popular Little Chelsea area of Barnes, close to Barnes Primary School. The property has undergone an extensive renovation with the help of Décorbuddi. The result is a home of rare quality, offering an impeccable balance of formal entertaining areas and relaxed, open-plan spaces tailored for modern family living.

This wonderful house is one of a handful of properties in Little Chelsea with off street parking. On entering there is a welcoming entrance hallway with guest cloakroom and then leading to a warm and cosy front reception room with Crittall style windows and door as well as parquet flooring, while bespoke integrated shelving and craftsmanship enhance the room's clean lines.

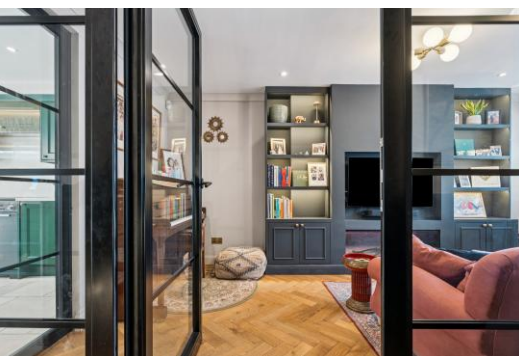
Towards the rear of the property, the house transitions into an expansive open-plan kitchen with dining / family room with electric blinds, designed to act as the true heart of the home, flooded with natural light. The bespoke kitchen is equipped with a comprehensive range of custom wall and base units, premium integrated appliances, a central island and Silestone work surfaces. Double doors open to seamlessly connecting the interior entertaining space with the private rear garden, offering a patio area and mature lawn for a fluid indoor-outdoor lifestyle.

The first floor is headlined by a generous principal bedroom suite and features a dedicated walkthrough dressing room flanked by extensive bespoke fitted wardrobes, leading into a luxury marble en-suite bathroom. There is a separate dedicated study with fitted desk and shelving. On the second floor there is second generous double bedroom, a further double bedroom, another fitted office and a contemporary modern family bathroom, complete this level.

The top floor has been cleverly re-engineered to maximise volume and light. It incorporates a well-proportioned double bedroom, making this home ideal for growing families or accommodating guests. There is a further contemporary bathroom, and the floor offers abundance of easily accessible eaves storage space.

**CHESTERTONS**





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## Barnes, SW13

- A Superbly Redesigned House
- Little Chelsea Area of Barnes
- 4 Bedrooms / 3 Bathrooms
- Guest Cloakroom
- 2 Studies Suitable for Home Working or Children's Study Rooms
- Excellent Living Space
- Mood Lighting Throughout
- Tranquil Garden
- Off Street Parking
- EPC Rating C





## Location / Schooling / Transport

Situated on Archway Street, this home is nestled in the heart of the highly sought-after "Little Chelsea" area, just off White Hart Lane and moments from the River Thames. The vibrant local community offers an eclectic mix of independent shops, restaurants and boutique cafes. Nearby Barnes Village adds further charm with its traditional pubs, artisan shops, local restaurants, and the iconic Barnes Green and duck pond.

Commuters are exceptionally well-placed, with Barnes Bridge station just a short walk away, providing regular, direct services into London Waterloo. The area is well-served by frequent bus routes to Richmond and Putney, with Hammersmith Underground station also within easy reach.

The property is ideal for families, surrounded by top-tier schooling options. Prestigious local schools include St Paul's, The Harrodian, and the Swedish School in North Barnes. For younger children, St Osmund's (RC) and the highly regarded Barnes Primary School are located exceptionally close to the house.

**Tenure:** Freehold

**Service Charge:** £0

**Ground Rent:** £0

**Local Authority:** London Borough of Richmond upon Thames

**Council Tax Band:** G - This property is in a conservation area: CA16 Thorne Passage

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 84 B      |
| 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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# Archway Street, SW13

Approximate gross internal area

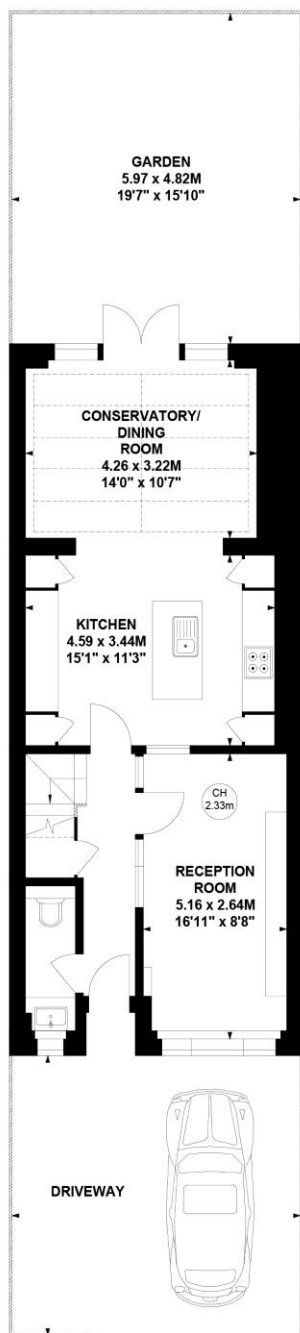
173.28 sq m / 1865 sq ft

(Including Eaves Storage)

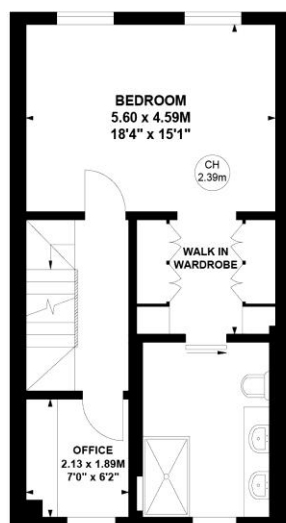
Eaves Storage : 10.11 sq m / 109 sq ft

Key :

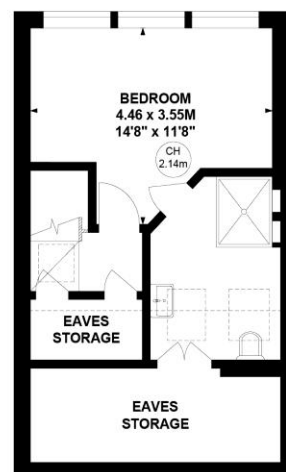
CH - Ceiling Height



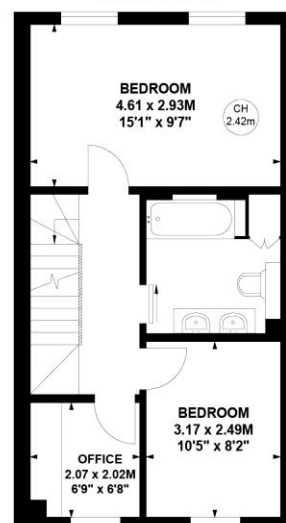
Ground Floor



First Floor



Third Floor



Second Floor

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

All measurements and areas are approximate only

