



JAMES
ANDERSON

Westfields Avenue
Barnes SW13





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Westfields Avenue Barnes SW13

This beautifully refurbished two-bedroom cottage offers stylish, contemporary living in a prime Barnes location. Situated just moments from the highly sought-after Barnes Primary School, this exceptional home combines charm with modern convenience.

The ground floor features a bright and spacious living room, complemented by a brand-new, fully fitted kitchen that seamlessly opens into a dedicated dining area. Patio doors lead directly onto a private, low-maintenance garden.

Upstairs, the first floor boasts a generous principal bedroom with ample built-in wardrobes, a second well-proportioned double bedroom, and a sleek, modern bathroom.

Located on the ever-popular Westfields Avenue, the property is ideally positioned for easy access to the



Two Double Bedrooms



Stunning Bathroom



Two Receptions



Modern Kitchen



EPC D / Council Tax F / Deposit £4,038.46



Barnes Bridge Station



Barnes Primary School



Great Transport Links



Private Garden



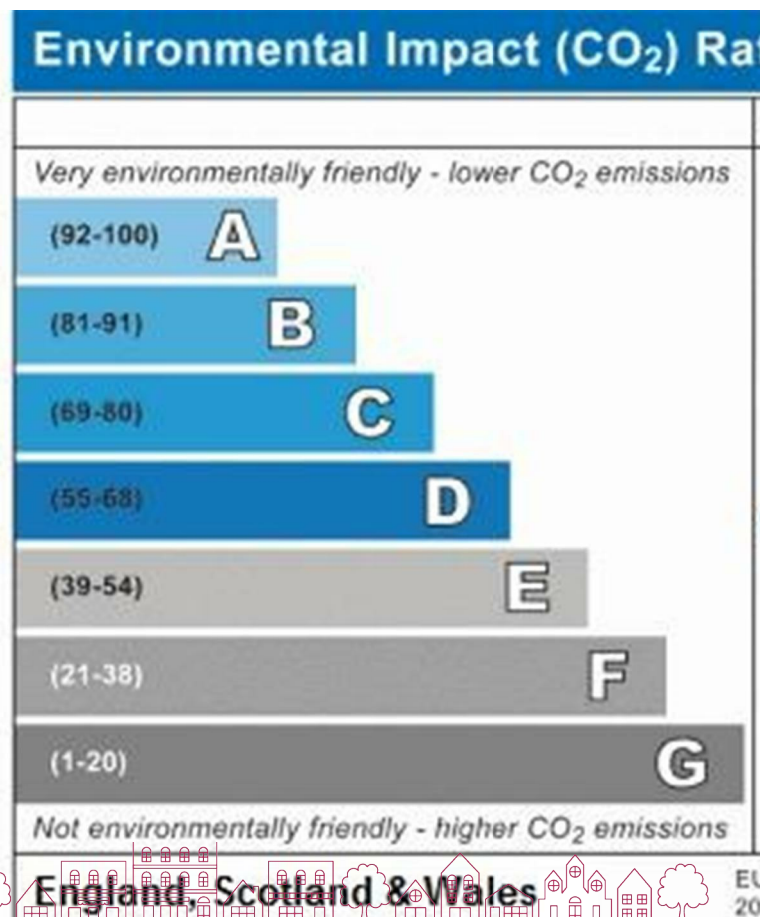
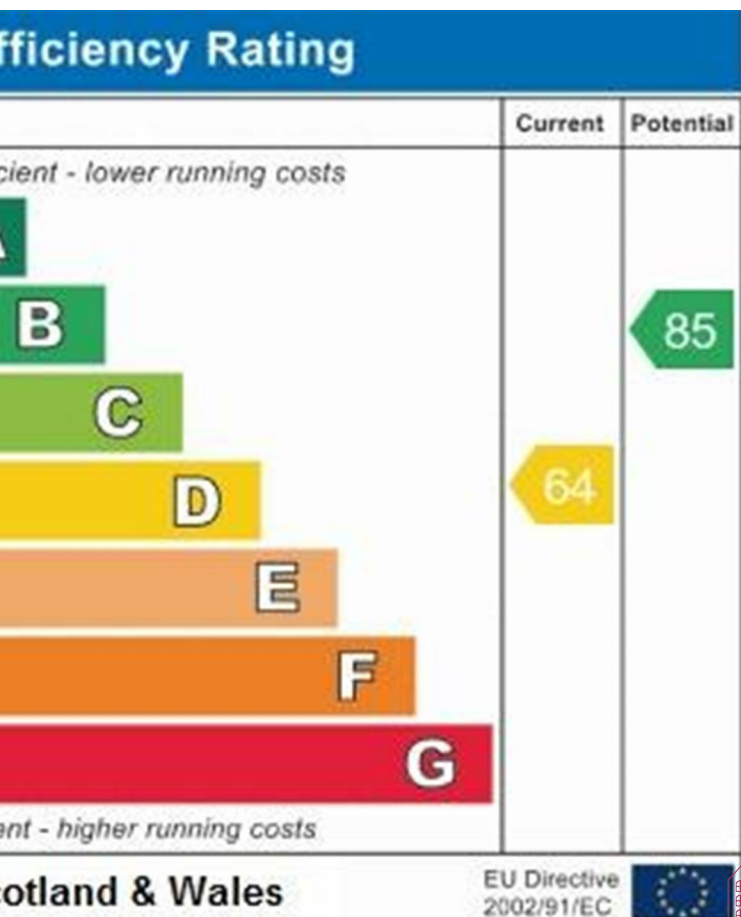
6 Month Minimum Term / Holding Deposit
£807.69





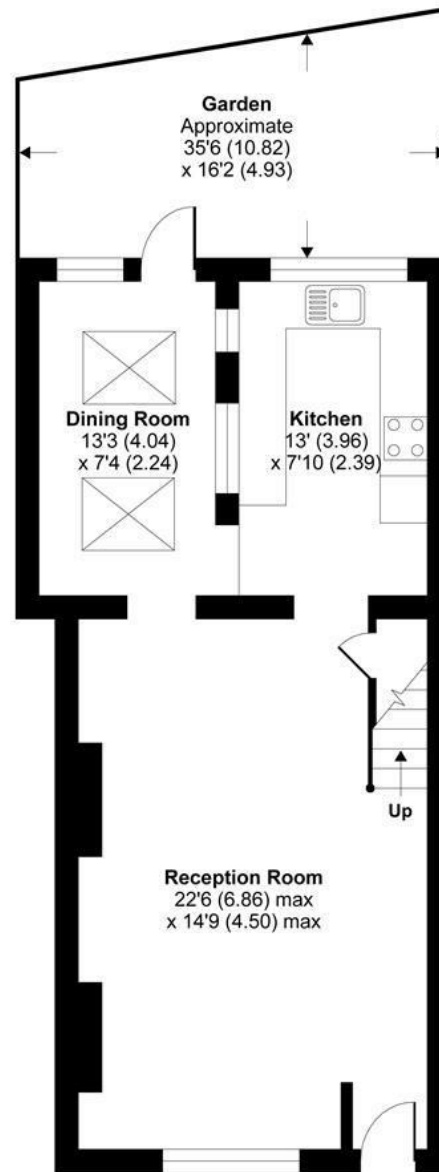




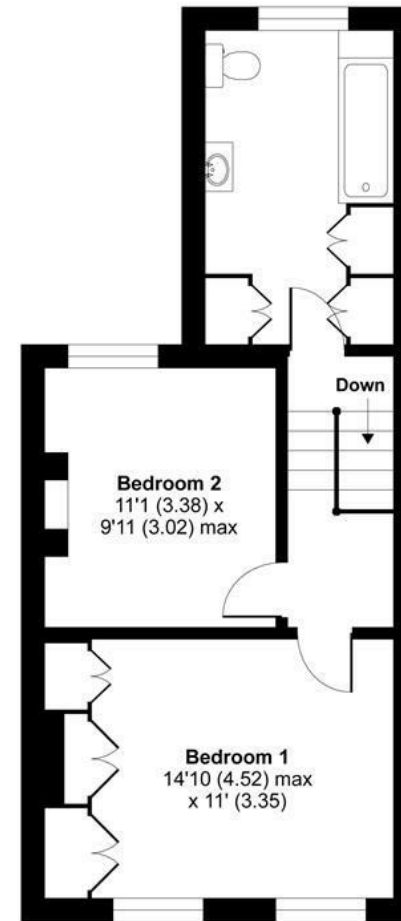


Westfields Avenue, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 1016 SQ FT 94.3 SQ METRES



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

