



**JAMES
ANDERSON**



FOR SALE

£750,000

Limes Avenue, Barnes, SW13

Guide Price

End of terrace cottage, set within a quiet cul-de-sac, just moments from Barnes High Street, Barnes Bridge Station and the River Thames. This charming home has accommodation over two floors which is arranged to provide two double bedrooms, both with fitted wardrobes, a sitting room with attractive fireplace and wooden flooring, modern kitchen/breakfast room, and a modern bathroom on the ground floor. The cottage is set within a generous plot for the location, with larger than average front and rear gardens, and there is potential to extend the property, subject to the usual consents. This property is also available for sale with no onward chain. Limes Avenue is conveniently placed for the amenities of Barnes Village and White Hart Lane. For the commuter Barnes Bridge station is a short walk away. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School.

-  Two Double Bedrooms
-  Modern Bathroom
-  Sitting Room
-  Modern Kitchen/Breakfast Room
-  EPC Rating D / Council Tax E / Freehold
-  Barnes Bridge Station
-  Excellent Local Schools
-  Larger Than Average Plot
-  Potential To Extend (STPP)
-  No Onward Chian



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100


Limes Avenue

Approximate Gross Internal Area = 639 sq ft / 59.4 sq m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	