



**JAMES  
ANDERSON**








## FOR SALE

**£1,050,000**

Archway Street, London, SW13

Asking Price

A unique, period family home, available for sale with no onward chain and located within the 'Little Chelsea' area of Barnes, and within walking distance of Barnes Bridge Station, and outstanding schools. This well presented property has accommodation over two floors, and is arranged to provide three bedrooms and a modern shower room on the ground floor, with the rear bedroom having access out to the rear garden. The first floor has a spacious, front facing sitting room, with a pleasant view, a separate dining room which leads to a modern kitchen, useful utility area and a bathroom. The property offers further potential to convert into the loft, and extend into the side return, subject to usual planning consents. The attractive rear garden is south facing and enclosed. Archway Street is a short walk to the high street in Barnes Village, where you will find a variety of shops, cafes, pubs and restaurants. There is also the duck pond, and the River Thames. Barnes and Barnes Bridge stations provide a service into Waterloo, whilst there are good bus services to Richmond and Putney. Hammersmith underground is also not far. The schools in the area include The St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC), and Barnes Primary School to name a few.

-  Three Bedrooms
-  Modern Shower Room & Bathroom
-  Two Spacious Reception Rooms
-  Modern Kitchen
-  EPC Rating D / Council Tax F / Freehold
-  Barnes Bridge Station
-  Outstanding Local Schools
-  Southerly Facing Rear Garden
-  No Onward Chain
-  Period Terraced Home

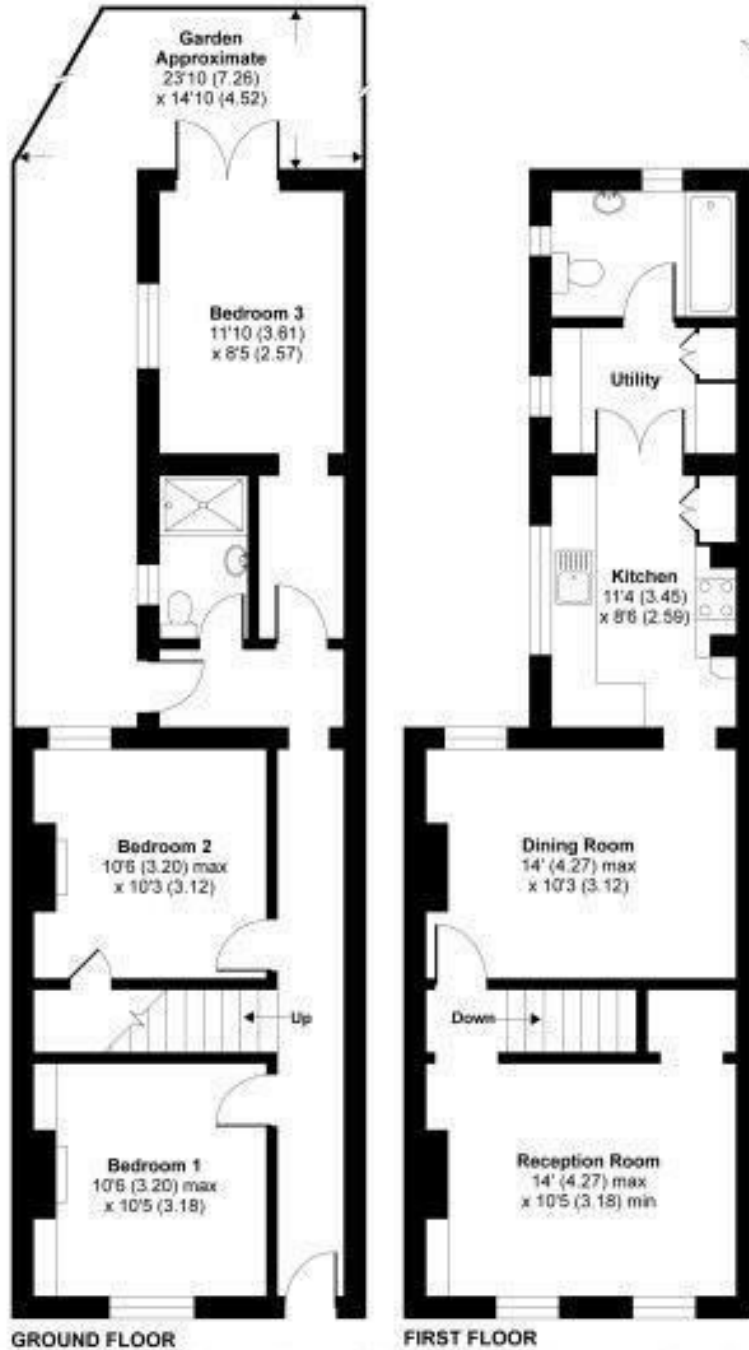


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020 8876 0100

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APPROX. GROSS INTERNAL FLOOR AREA 1094 SQ FT 101.6 SQ METRES



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	57	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

