



JAMES  
ANDERSON

First Avenue  
London SW14  
£2,150,000

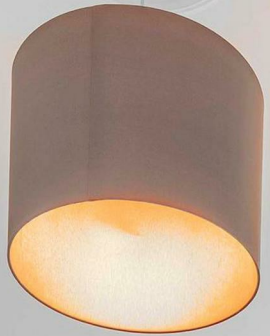




## First Avenue London SW14

A charming, Edwardian, double-fronted family home, neatly situated on a one of the most popular roads in the area. This spacious period property has accommodation over three floors which is arranged to provide five generous bedrooms, and three stylish modern bathrooms, which includes a lovely principal bedroom suite, fitted with a log-burner, which has steps down to a large bathroom, with a separate double shower unit. The ground floor has two similar size reception rooms at the front, whilst the rear has been extended to create a stunning living space that incorporates a fantastic kitchen/dining area, with integrated appliances and an island. There are plenty of doors across the rear giving access out to the rear garden, which is an excellent size, has rear access, and a sunny west facing aspect. Local shops and amenities can be found on White Hart Lane, whilst Barnes Village is a short walk away with shops, cafes, pubs, restaurants, cinema and a duck pond. There are some excellent schools in the area, including the renowned St Paul's Boys & Juniors, The Harroddian and The Swedish School. Rail links are conveniently situated at Barnes Bridge Station, providing regular services to London Waterloo.




































# First Avenue

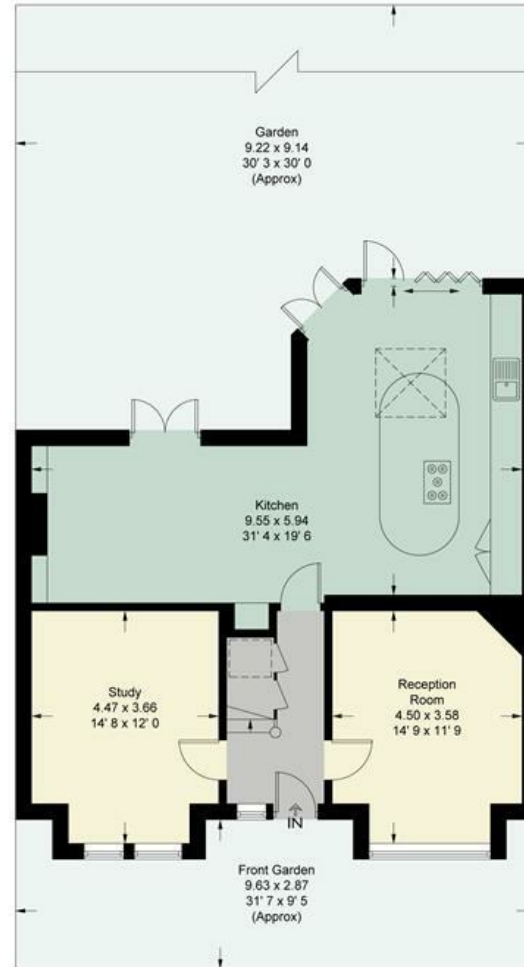
Approximate Gross Internal Area = 1996 sq ft / 185.5 sq m  
(Excluding Reduced Headroom / Void)  
Reduced Headroom = 79 sq ft / 7.3 sq m  
Total = 2075 sq ft / 192.8 sq m



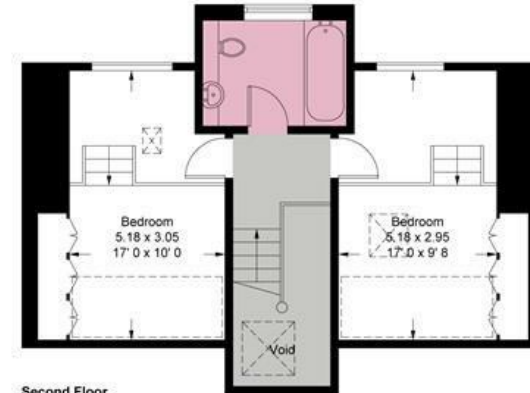
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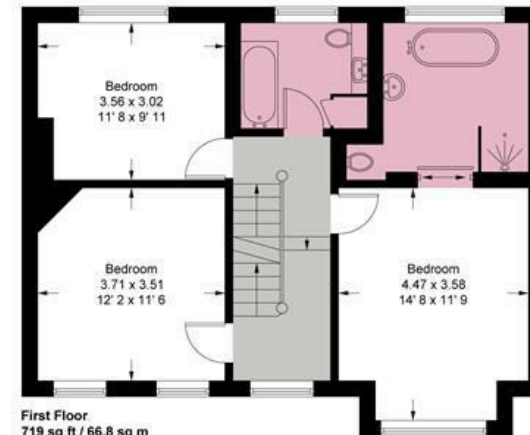
 = Reduced headroom below 1.5m / 5'0



Ground Floor  
874 sq ft / 81.2 sq m  
(Including Reduced Headroom)



Second Floor  
482 sq ft / 44.8 sq m  
(Including Reduced Headroom / Excluding Void)



First Floor  
719 sq ft / 66.8 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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