



JAMES  
ANDERSON

St. Ann's Road  
Barnes SW13  
£3,750 Per Month



## St. Ann's Road Barnes SW13

This beautifully presented 3-bedroom split level maisonette is ideally located near the River Thames, Barnes Bridge Station, and Barnes High Street.

To the front of the property is a bright reception room looking out over St Anns Road, which features a pretty balcony, attractive fireplace and display shelving. The heart of the home is the contemporary kitchen, complete with a large island and a high-quality range oven. This well-appointed space is designed for both cooking and socializing. From the kitchen, stairs lead down to the private garden, providing a tranquil outdoor space for dining or relaxation.

The top floor boasts a generous bedroom with an ensuite bathroom and built-in storage, offering comfort and privacy. The two additional bedrooms are well-sized, providing ample space for family or guests. A modern family bathroom serves these bedrooms.

This maisonette is ideally situated, just a short walk from the scenic river, the convenience of Barnes Bridge Station, and the vibrant Barnes High Street with its array of shops, restaurants, and cafes.



P Permit holders only Mon - Fri 10 am - Noon





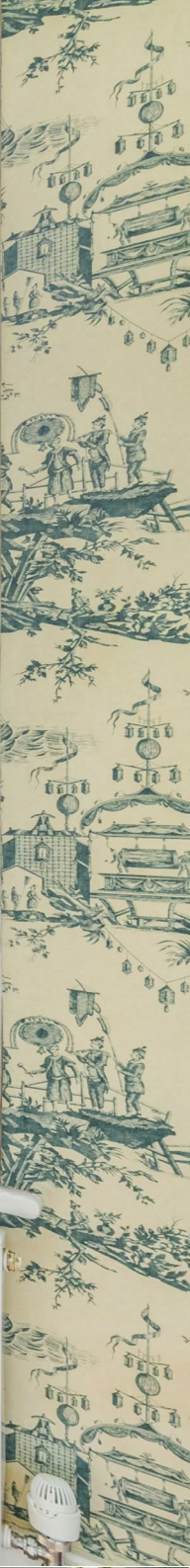














# St. Anns Road

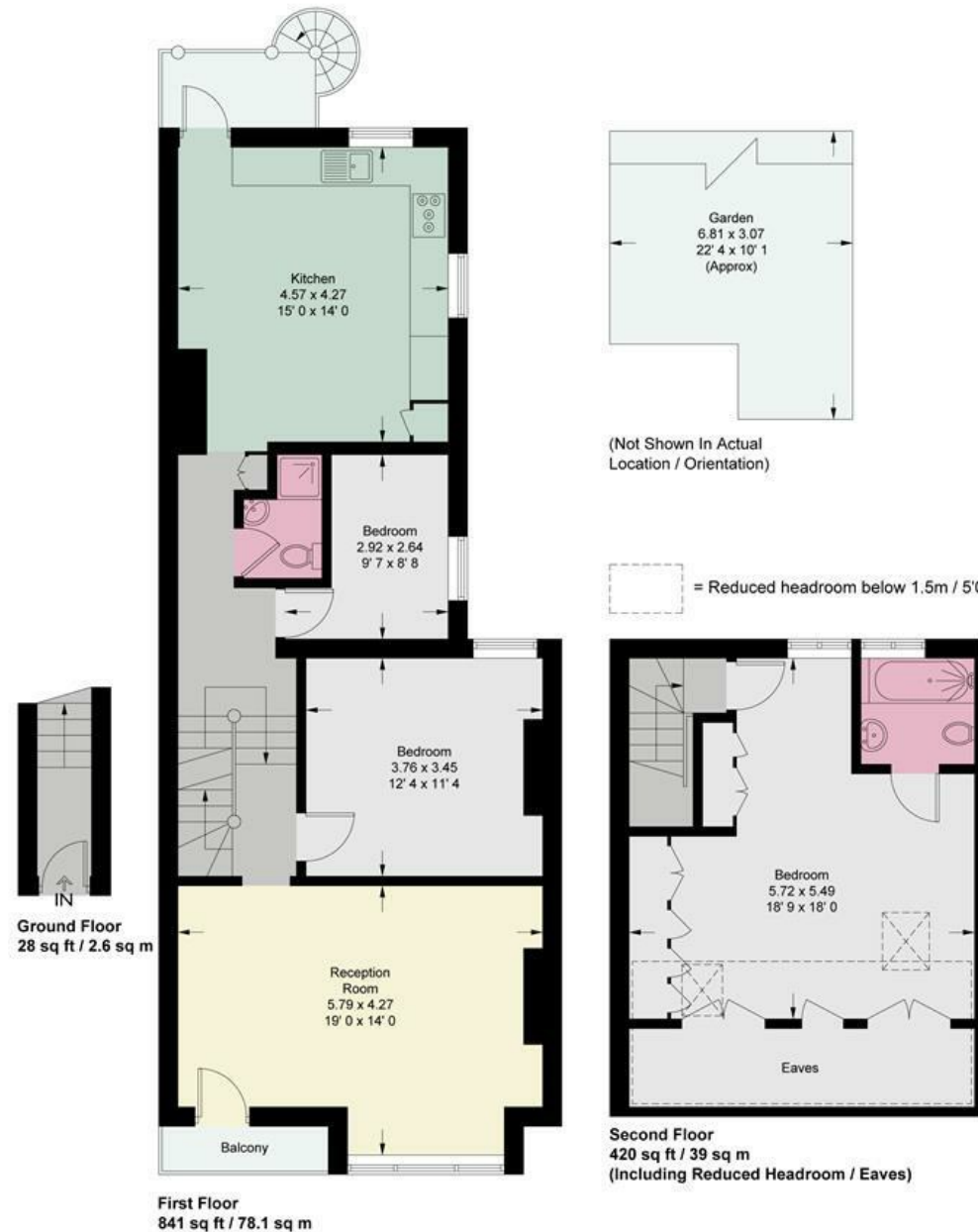
Approximate Gross Internal Area = 1158 sq ft / 107.5 sq m  
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 131 sq ft / 12.2 sq m

Total = 1289 sq ft / 119.7 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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