



**JAMES  
ANDERSON**

St. Ann's Road  
Barnes SW13  
£1,700,000



## St. Ann's Road Barnes SW13

A rare opportunity to acquire this period, end-terrace property that can be found in the heart of Barnes Village, just moments from the High Street and The River Thames. The property is currently arranged as two spacious maisonettes, both with private rear gardens. Available for sale with no onward chain, both properties are in need of updating and there is scope to improve and extend, subject to the usual consents. The property is neatly situated at the end of the road, on a corner plot with a garage/store at the rear, making it wider than others in the road. Subject to planning and usual consents, there is also the possibility of converting the two properties into a house, making it a fabulous family home. St Ann's Road is located just off Barnes High Street which is home to the well-known duck pond and a weekly farmers' market. The Village offers an array of boutiques, cafés and High Street favourites. There are some excellent schools in the area, including renowned The St Paul's School, The Harrodian School, and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.





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# St. Ann's Road

Approximate Gross Internal Area = 1967 sq ft / 182.8 sq m  
(Including Reduced Headroom / Garage)  
Reduced Headroom = 5 sq ft / 0.5 sq m



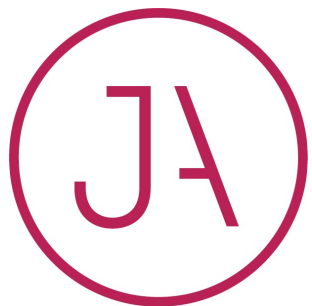
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