



**JAMES  
ANDERSON**

Archway Street  
Barnes SW13  
Guide Price £1,195,000





## Archway Street Barnes SW13

A charming and imposing town house that is neatly situated towards the end of Archway Street in the highly desirable area of Little Chelsea. The property has modern and light accommodation over three floors which is arranged to provide three spacious double bedrooms, plus a useful study/cot room. There is a large, recently fitted shower room on the first floor, with twin sinks, plus an additional cloakroom downstairs. The ground floor accommodation has been extended at the rear by the current owner to create a dining room that leads from a recently fitted kitchen with integrated appliances. There is a spacious double reception room with attractive fireplace and stairs to the first floor. A large loft area provides useful storage. The garden is low maintenance with artificial grass, a shed and rear access. The 'Outstanding' Barnes Primary School is a short walk away, along with the shops and amenities of White Hart Lane and Barnes Village. Barnes Bridge Station is also nearby.



















DEFG  
KLMN  
RSTU  
XYZ



















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### Archway Street

Approximate Gross Internal Area = 1202 sq ft / 111.6 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 133 sq ft / 12.4 sq m

Total = 1335 sq ft / 124 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.





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