



JAMES  
ANDERSON

Treen Avenue  
Barnes SW13  
Price Guide £1,325,000





## Treen Avenue Barnes SW13

Nestled in the sought-after heart of Barnes, this property is a meticulously refurbished terraced home blending timeless period charm with modern luxury. Built in 1901, this property has been thoughtfully updated to offer the ideal living space for young professionals, small families, or those seeking to downsize without compromising on quality or location. With three bedrooms, three bathrooms, two sitting rooms, and a well-appointed garden courtyard, this home is a rare gem in one of London's most desirable areas.

### Exterior Details

On arrival, the property's blend of elegance and modernity is immediately apparent. The façade features repointed brickwork, an original restored front door, and a flourishing purple wisteria. A 1,000-year-old Italian olive tree, framed by bespoke white picket fencing from The Picket Fence Company, lends a touch of Mediterranean charm.

### Interior Highlights

Step inside to a bright and airy hallway with locally sourced Petworth herringbone flooring from Woven & Woods. The entire ground floor benefits from plumbed underfloor heating, controlled via smart thermostats, ensuring year-round comfort. Stylish glass-panelled stairs with automatic sensor lighting create a sleek, modern aesthetic, complemented by a luxurious carpet runner and stair rods.

### Prime Location

Just a 7-minute walk to Barnes Station and 10 minutes to Barnes Bridge Station, this property offers excellent transport links for commuters. The vibrant Barnes Village, renowned for its boutique shops, award-winning restaurants, and picturesque duck pond, is within walking distance. Families will appreciate the proximity to outstanding local schools, while nearby green spaces such as Barnes Common and Richmond Park provide a tranquil escape. The home also benefits from its riverside setting, with Beverley Brook at the rear offering a peaceful oasis for nature enthusiasts.

































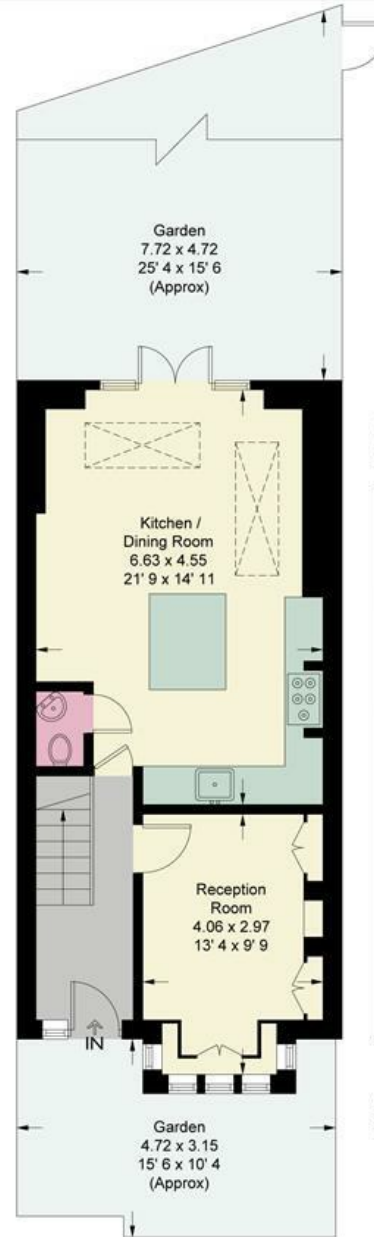


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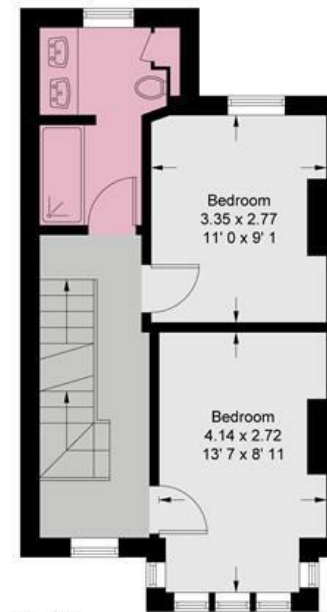
Approximate Gross Internal Area = 1218 sq ft / 113.2 sq m  
(Including Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 109 sq ft / 10.1 sq m



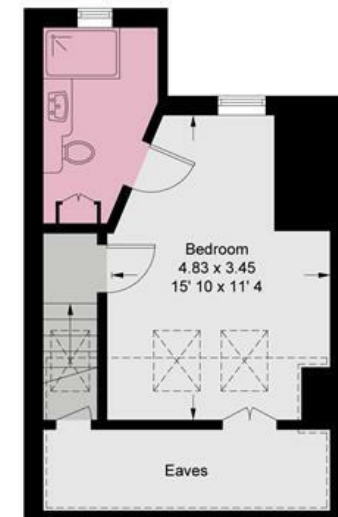
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Ground Floor  
496 sq ft / 46.1 sq m



First Floor  
385 sq ft / 35.8 sq m



Second Floor  
337 sq ft / 31.3 sq m  
(Including Reduced Headroom / Eaves)



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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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