



JAMES
ANDERSON

Station Road
Barnes SW13
£900,000



Station Road Barnes SW13

A charming period home neatly situated in the heart of Barnes Village, literally opposite the local duck pond on Barnes Green and moments from Barnes High Street. This characterful cottage has deceptively spacious accommodation over two floors, which is arranged to provide two double bedrooms, both with fitted storage, and a modern bathroom on the first floor. The ground floor accommodation leads from the hallway, which also has useful storage, with a spacious modern kitchen/dining room at the front, and a delightful sitting room at the rear that opens out to a lovely, sunny and private, walled courtyard garden.

The property is opposite Barnes Green and the OSO Theatre and Arts Centre, located close to Barnes Common and Barnes Station, and would make a lovely home for someone looking for their first house, or suitable for someone downsizing.

Barnes and Barnes Bridge stations provide a 20 minute service into London Waterloo, whilst there are excellent bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include The Village Nursery, St Paul's School, The Harrodian, The Swedish School, Ibstock Place, St Osmunds (RC), and Barnes Primary School to name a few.



















Station Road

Approximate Gross Internal Area = 861 sq ft / 80 sq m
(Including Reduced Headroom)

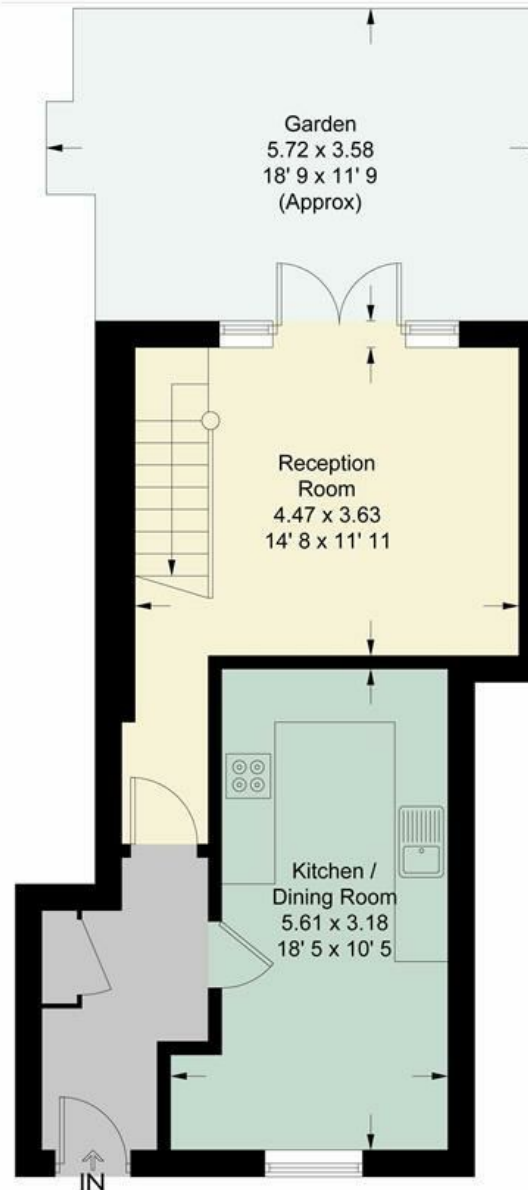
Reduced Headroom = 7 sq ft / 0.7 sq m



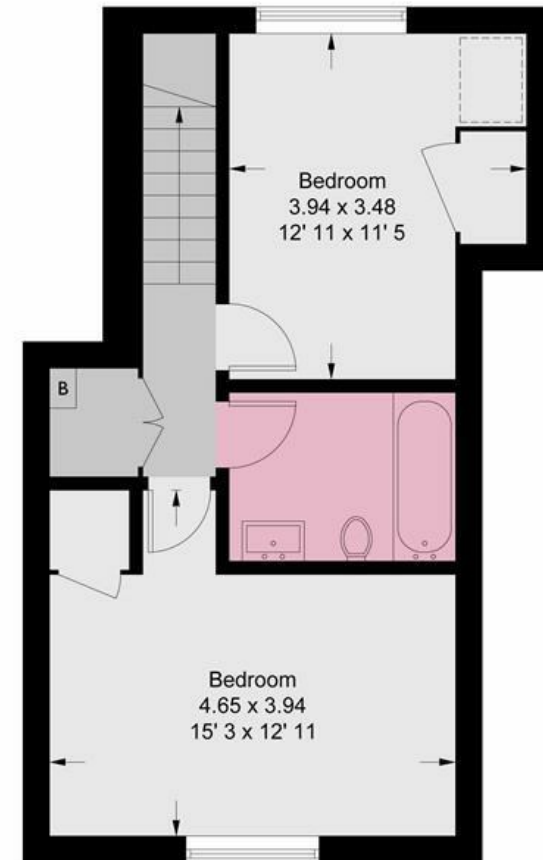
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 = Reduced headroom below 1.5m / 5'0



Ground Floor
424 sq ft / 39.4 sq m



First Floor
437 sq ft / 40.6 sq m
(Including Reduced Headroom)



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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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