



JAMES  
ANDERSON

Cleveland Gardens  
Barnes SW13

Offers In Excess Of £1,500,000



## Cleveland Gardens Barnes SW13

A charming, period family home neatly situated on the favoured 'sunny side' of this highly desirable road in Barnes Village. The property has been extended and refurbished with accommodation over three floors that is arranged to provide four bedrooms and two modern bathrooms. The ground floor is arranged to provide a delightful double reception room with attractive fireplace, and an extended kitchen/dining room at the rear. There is a cellar that provides useful additional storage. The rear garden is a good size, mostly laid with artificial grass and has rear access. The property is available for sale with no onward chain.

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







A dining room featuring a long, light-colored wooden table with a matching bench. The table is set with a few clear glasses and a small plate. In the background, a large window looks out onto a garden with greenery and a white fence. The room has a warm, natural feel.











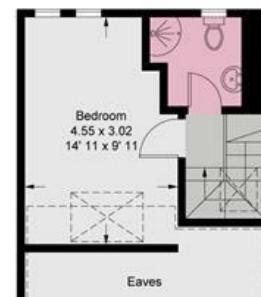
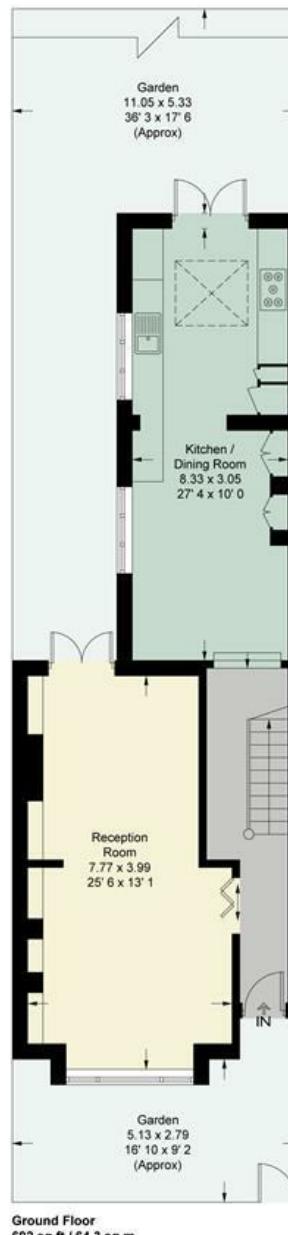
# Cleveland Gardens

Approximate Gross Internal Area = 1526 sq ft / 141.8 sq m  
(Including Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 102 sq ft / 9.5 sq m



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= Reduced headroom below 1.5m / 5'0"



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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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