



JAMES  
ANDERSON

St. Ann's Road  
Barnes SW13  
£750,000



## St. Ann's Road Barnes SW13

Neatly situated on a highly desirable road and within moments of Barnes High Street and The River Thames is this character ground floor maisonette. The property is available for sale with no onward chain and has accommodation arranged to provide two bedrooms, a light and spacious sitting room with attractive fireplace, a separate dining room with access out to the garden, kitchen and a modern shower room. The property is also nicely decorated in pleasant modern tones throughout with stripped wooden floors. There is a private rear garden that has a north westerly aspect, is mostly paved and enclosed with rear pedestrian access.

St Ann's Road is an attractive street of mostly Victorian properties, located in the heart of Barnes Village, close to Barnes High Street, the village pond and the River Thames. Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites and award-winning restaurants. The village also hosts a weekly Farmers' Market. Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. There are some excellent schools in the area, including the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.


















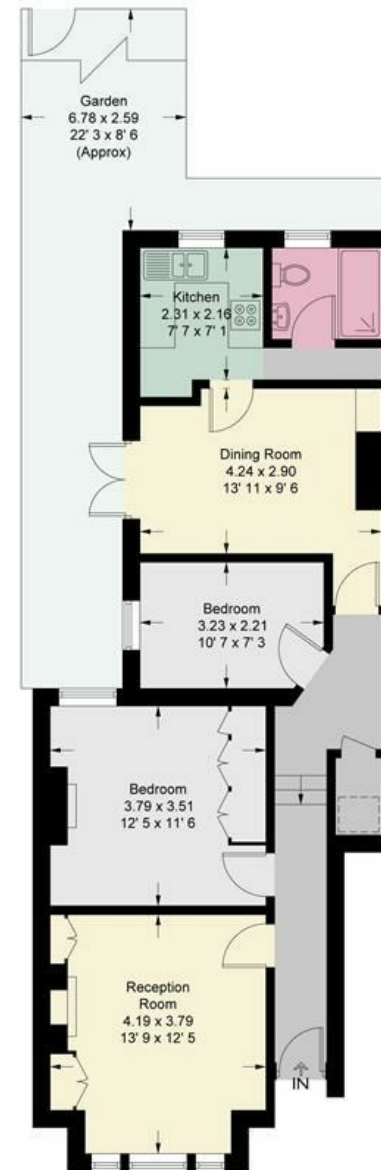
## St. Anne's Road

Approximate Gross Internal Area = 775 sq ft / 72 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 5 sq ft / 0.5 sq m



JAMES  
ANDERSON

 = Reduced headroom below 1.5m / 5'0"



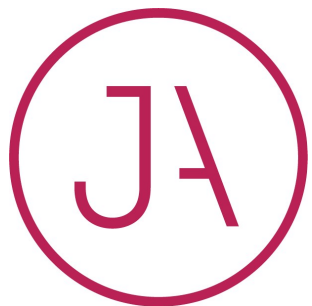
Ground Floor



JAMES  
ANDERSON

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.





64 Barnes High Street  
Barnes  
SW13 9LD

020 8876 0100  
[sales@jabarnes.co.uk](mailto:sales@jabarnes.co.uk)  
[www.jamesanderson.co.uk](http://www.jamesanderson.co.uk)

