



JAMES  
ANDERSON



## FOR SALE

**£1,000,000**

### Archway Street, Barnes, SW13

A charming mid-terraced home, neatly positioned within the highly desirable Little Chelsea area of Barnes that is available for sale with no onward chain. This property currently has accommodation over two floors, which is arranged to provide two large double bedrooms on the first floor, one of which has fitted wardrobes, with a spacious modern family bathroom that has a separate shower. The ground floor has a lovely double reception area with attractive wooden flooring, and doors that lead out to the garden. There is an extended modern kitchen/breakfast room at the rear that also has access out to the garden. The rear garden is a good size for the road, with a paved terrace and an enclosed garden area. Subject to the usual consents, the property could be extended into the side return, and the loft, as some of the neighbours have already done. The property is conveniently placed for Barnes Primary School and the amenities of White Hart Lane and Barnes Village. Barnes Bridge Station is a short walk away.



Two Bedrooms



Modern Bathroom With Separate Shower



Double Reception Room



Extended Modern Kitchen/Breakfast room



EPC Rating D / Council Tax F / Freehold



Barnes Bridge Station



Outstanding Local Schools



Enclosed Rear Garden



No Onward Chain

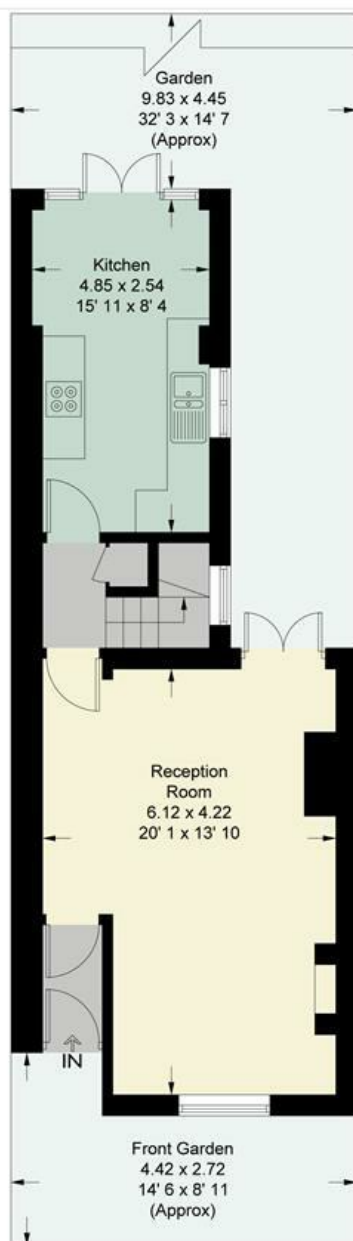


Potential To Extend (STPP)




OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**020 8876 0100**



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	