



**JAMES
ANDERSON**

Rosslyn Avenue
London SW13
£1,150,000



Rosslyn Avenue London SW13

A lovely, extended end-terrace family home, neatly situated in a highly desirable residential road in Barnes. The property is beautifully presented, with light and spacious accommodation arranged over three floors to provide three bedrooms and an office/nursery, that includes a spacious primary bedroom on the second floor, which has ample eaves storage, and a modern en-suite bathroom. Both double bedrooms on the first floor, along with the office have use of a large modern family bathroom with a separate shower. The ground floor accommodation offers a bright sitting room, with attractive fireplace, bespoke fitted furniture, and a bay window, and a useful cloakroom. There is an impressive, and recently fitted kitchen/dining room at the rear that offers some integrated appliances, and contemporary stone worktops. The garden is another impressive feature of the property, as it's larger than average for the area, is mostly paved, with double gates that lead from Priory Gardens providing off road parking if required. Rosslyn Avenue is a popular location close to outstanding local schools and is conveniently placed for the shops and amenities on White Hart Lane and Barnes Village. Barnes and Barnes Bridge Stations are within walking distance.





LOVE YOU HARRISON
MAMA

Shopping list
- Pasta
- Toilet roll
- Buns













Rosslyn Avenue

Approximate Gross Internal Area = 1198 sq ft / 111.3 sq m
(Including Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 131 sq ft / 12.2 sq m

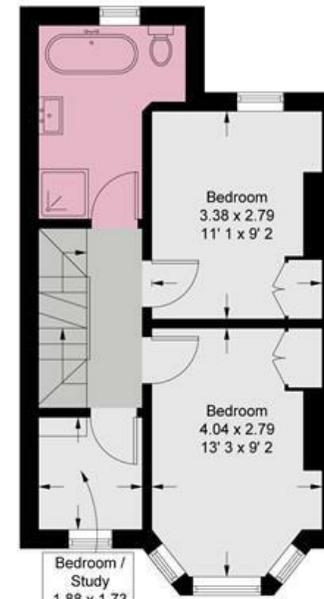


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Ground Floor
422 sq ft / 39.2 sq m
(Including Reduced Headroom)

□ = Reduced headroom below 1.5m / 5'0"



First Floor
392 sq ft / 36.4 sq m



Second Floor
384 sq ft / 35.7 sq m
(Including Reduced Headroom /
Eaves Storage)



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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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