



**JAMES
ANDERSON**



FOR SALE

£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.



Three Bedrooms Plus Office/Nursery



Two Spacious Modern Bathrooms & Cloakroom



Sitting Room



Attractive Modern Kitchen/Dining Room



EPC Rating D | Council Tax E | Freehold



Barnes & Barnes Bridge Stations



Outstanding Local Schools



Corner Plot With Rear Vehicular Access



Well-Presented Throughout



Modern End-Terrace House



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

020 8876 0100

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



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 | | | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (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 ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

