



**JAMES
ANDERSON**



TO LET

£6,500











Westfields Avenue, Barnes, SW13

A beautifully extended and impeccably modernised four-bedroom family home, ideally positioned on the highly sought-after Westfields Avenue in the heart of Barnes' prestigious Little Chelsea enclave. Arranged over three spacious floors, this exceptional property offers stylish and versatile living accommodation, perfectly designed for modern family life. The ground floor features an elegant double reception room and a stunning contemporary kitchen/dining room with high-quality finishes and doors opening onto the garden. A utility room and cloakroom complete this level.

The garden is beautifully designed to feel wonderfully secluded, while the modern paved finish creates an elegant, low-maintenance outdoor space, further complemented by a superb detached outbuilding ideal as a home office, gym or studio.

The first floor offers three well-proportioned bedrooms and a stylish shower room, while the luxurious split-level principal suite occupies the top floor, complete with extensive storage and a beautifully appointed bathroom with separate shower.

Westfields Avenue is one of Barnes' most desirable addresses, moments from Barnes Village, White Hart Lane, Barnes Bridge station and highly regarded local schools, including Barnes Primary.

-  Four Bedrooms
-  Stylish Modern Bathroom & Shower Room
-  Spacious Double Reception Room
-  Stunning Kitchen/Dining Room
-  EPC Rating D / Council Tax F
-  Near Barnes Bridge Station
-  Close To Barnes Primary School
-  Perfect Home Office / Gym
-  Utility / Cloakroom
-  Deposit £9,000 / Holding Deposit £1,500



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

0208 878 8688

Westfields Avenue

Approximate Gross Internal Area = 1635 sq ft / 152 sq m
 (Including Reduced Headroom / Eaves / Garden Room)
 Reduced Headroom / Eaves = 99 sq ft / 9.2 sq m
 Garden Room = 117 sq ft / 10.9 sq m



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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			79
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

