



JAMES  
ANDERSON

Buxton Road  
London SW14





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ANDERSON**

## Buxton Road London SW14

A beautifully redesigned and significantly extended four-bedroom family home, ideally situated on a sought-after residential road on the Barnes – East Sheen border, moments from outstanding local schools and the cafés, restaurants and independent shops of White Hart Lane.

Finished to an exceptional standard throughout, the property offers striking contemporary interiors and impressive open-plan living across three spacious floors. The ground floor features an elegant reception and dining space with bespoke cabinetry, feature fireplace and excellent natural light, seamlessly leading through to a stunning extended kitchen complete with a large central island, vaulted ceilings and expansive glazing overlooking the garden. Bi-fold doors open directly onto a beautifully landscaped private garden, creating an exceptional entertaining and family space.

The first floor provides two generous double bedrooms, a stylish family bathroom and a separate study area,

-  Three Bedrooms Plus Seperate Study
-  Two Stylish Bathrooms
-  Stunning Open-Plan Reception & Dining Space
-  Architecturally Designed Bespoke Kitchen With Island
-  Freehold | EPC Rating D | Council Tax Band F
-  0.5 Miles To Barnes Bridge Station
-  Close To Barnes Primary & East Sheen Primary School's  
(RATED OUTSTANDING)
-  Beautifully Extended & Renovated Throughout
-  Landscaped Rear Garden Ideal For Entertaining
-  Sought-After Barnes / East Sheen Border Location













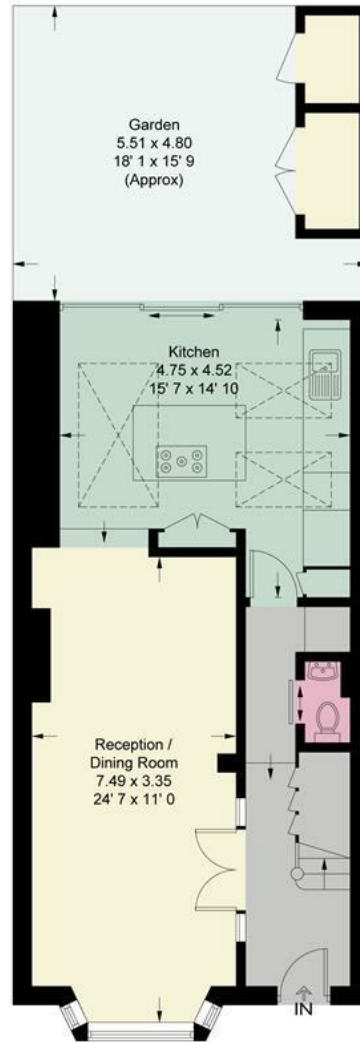


# Buxton Road

Approximate Gross Internal Area = 1381 sq ft / 128.3 sq m  
(Including Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 51 sq ft / 4.7 sq m



 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
607 sq ft / 56.4 sq m



**Second Floor**  
363 sq ft / 33.7 sq m  
(Including Reduced Headroom / Eaves)




**First Floor**  
411 sq ft / 38.2 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.



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

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