



**JAMES
ANDERSON**








FOR SALE






£1,100,000

Cleveland Gardens, Barnes, SW13

Guide Price

A charming end-of-terrace house located in the heart of Barnes Village. The property is available for sale with no onward chain for the first time in over 15 years. The ground floor comprises a light and spacious double reception room, currently incorporating a dining area with French doors out to the garden, and there is a kitchen with doors out to the garden. Upstairs, the first floor provides two generous double bedrooms, a large bathroom and stairs that lead from the landing up to a converted, light loft area with two windows. The rear garden is attractive, mostly paved and enclosed with a lovely southerly aspect. The property is set in a prime location for the delights of Barnes High Street, including the Pond and Farmers' Market. Barnes Bridge Station and the River Thames are moments from the property. The property is in a Conservation area CA1 Barnes Green. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmonds' (RC) and Barnes Primary School.

-  Two Double Bedrooms Plus Loft Room
-  Large First Floor Bathroom
-  Spacious Double Reception
-  Fitted Kitchen
-  EPC Rating D / Council Tax F / Freehold

-  Barnes Bridge Station
-  Excellent Local Schools
-  No Onward Chain
-  Southerly Facing Rear Garden
-  Attractive End Of Terrace House



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

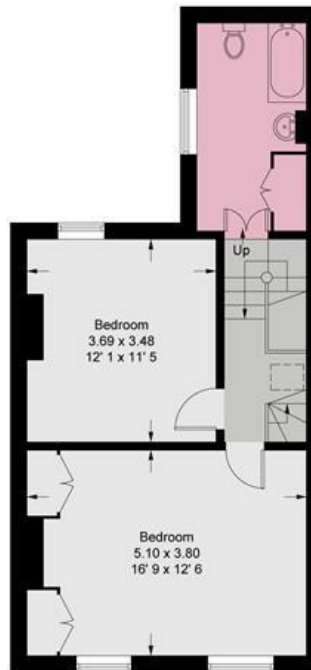
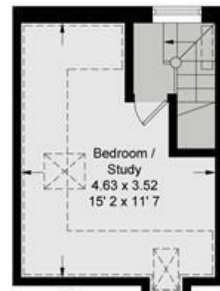
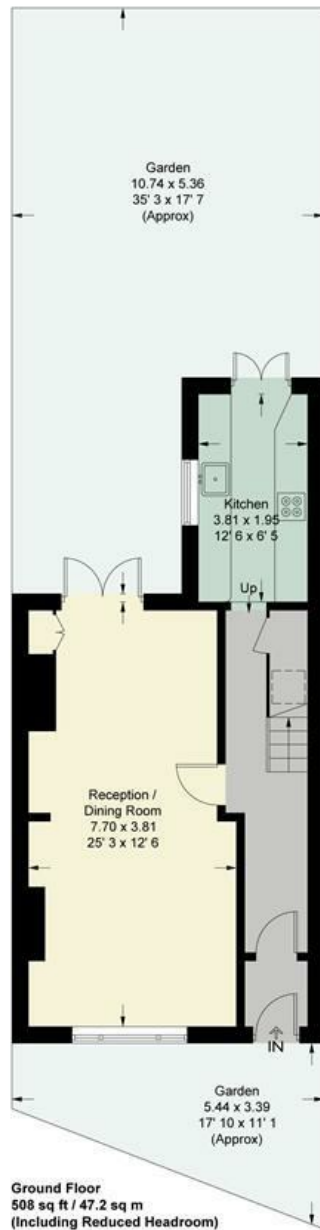
020 8876 0100

Cleveland Gardens

Approximate Gross Internal Area = 1110 sq ft / 103.1 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 81 sq ft / 7.5 sq m
 Total = 1191 sq ft / 110.6 sq m



= Reduced headroom below 1.5m / 5'0"



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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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	

