



JAMES  
ANDERSON



## FOR SALE

Westfields Avenue, Barnes, SW13

**£1,000,000**

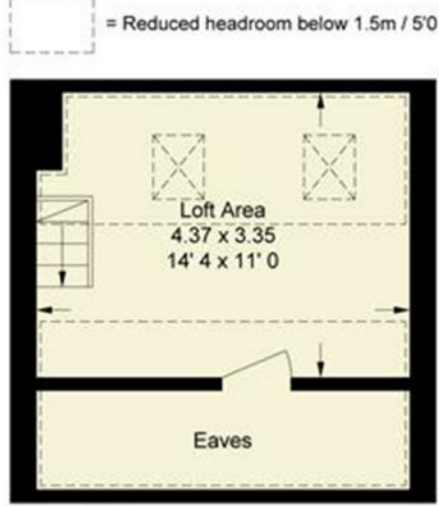
Guide Price

Attractive, mid-terrace home neatly situated in the highly desirable Little Chelsea area of Barnes, and within a short walk of the 'Outstanding' Barnes Primary School. The property offers spacious accommodation, with potential to extend further, and is arranged to provide a spacious double reception area, with attractive wooden flooring that flows through to an extended kitchen/dining room, fitted with light, modern units, with an integrated oven and hob. Off the kitchen is an attractive, double glazed conservatory that opens out to the garden. The first floor has two double bedrooms, both with fitted wardrobes, a stylish modern shower room with w/c, plus a separate cloakroom. The loft has been part converted to create a useful bonus space that is accessed from the first floor landing. The rear garden is another lovely feature and a good size for the area, mostly laid with paving and has raised borders. Westfields Avenue is conveniently placed for the amenities of Barnes Village and White Hart Lane. For the commuter Barnes Bridge station is also a short walk away. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School.

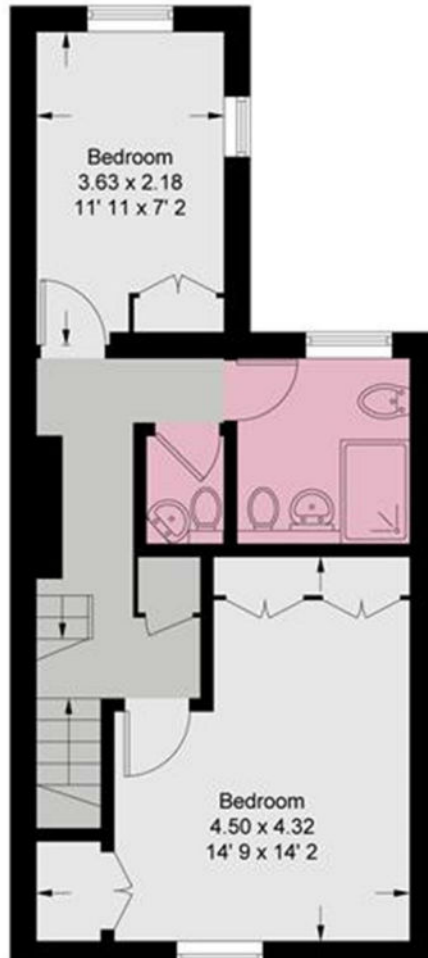


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100



Second Floor  
221 sq ft / 20.5 sq m  
(Including Reduced Headroom / Eaves)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

