



JAMES
ANDERSON

Rosslyn Avenue
London SW13
Asking Price £1,299,000



Rosslyn Avenue London SW13

A beautifully presented three-bedroom period family home, finished to an exceptional standard and positioned towards the end of the highly sought-after Rosslyn Avenue cul-de-sac. Enjoying a peaceful setting with no overlooking properties to the front or rear, this superb home combines period charm with contemporary family living. Ideally located moments from Barnes Bridge and Barnes railway stations, with direct access to Central London in approximately 20 minutes, and close to excellent local schools and nurseries.

Thoughtfully renovated by the current owners, the property retains original fireplaces, high ceilings and elegant proportions, complemented by stylish modern finishes. Further benefits include generous front and landscaped rear gardens, plus a south-facing Green Retreats garden studio with ethernet connectivity, ideal as a home office, gym or creative workspace.

The ground floor features an ornate tiled entrance hall, elegant bay-fronted reception room with bespoke Hillarys shutters and original fireplace, leading to a stunning full-width rear extension. The impressive open-plan kitchen and dining space is flooded with natural light through 3.5m aluminium glazing overlooking the garden and features high-quality integrated appliances, creating an exceptional space for family living and entertaining.

The first floor offers two generous double bedrooms with fitted wardrobes and a beautifully appointed family bathroom with roll-top bath and premium fittings. The second floor provides a spacious principal bedroom with bespoke storage, far-reaching Barnes views and a stylish en-suite shower room with Villeroy & Boch sanitaryware and tiles.

The landscaped rear garden includes a decked terrace for outdoor dining, with concealed storage for bicycles and garden equipment. Rosslyn Avenue is one of Barnes' most desirable roads, making this an exceptional opportunity in a prime SW13 location.

















Rosslyn Avenue, SW13

Approx Gross Internal Area
128 sq m / 1375 sq ft

(Including Eaves Storage and Outbuilding)

Eaves Storage:

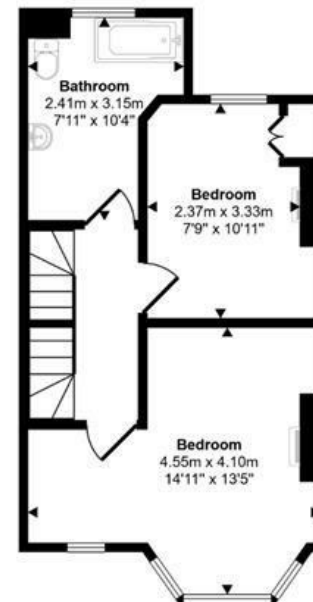
Section 1 - 0.98sq m / 10.55 sq ft

Section 2 - 6.50sq m / 69.97 sq ft

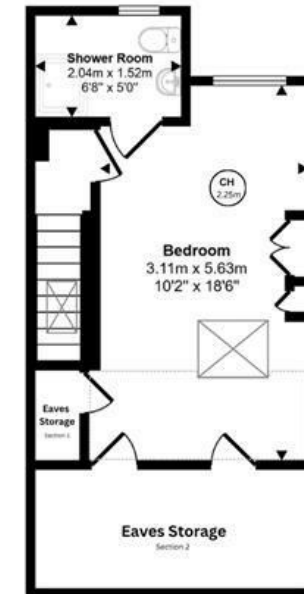
Outbuilding: 9sq m / 92 sq ft



Ground Floor
Approx 51 sq m / 549 sq ft



First Floor
Approx 36 sq m / 384 sq ft



Second Floor
Approx 33 sq m / 350 sq ft



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