



**BARNES AVENUE, LONDON, SW13**  
**£750,000**

**Carter Jonas**



# BARNES AVENUE, LONDON, SW13

Barnes Avenue is close to the River Thames and Hammersmith Bridge. It is also within easy walking distance of a selection of excellent local schools, including the Harrodian, St Pauls, the Swedish School, and Lowther Primary.

A great opportunity to purchase this reconstructed house on this popular road in Barnes. This mid terrace house boasts a rear garden of approx. 41 ft overlooking Castelnau Recreation Ground at the rear and has scope to extend and develop into the loft space and rear of the house (subject to planning permission).

Currently offering double reception room, a kitchen, hall storage cupboard, cloakroom, two double bedrooms and a family bathroom. The house is set back from the road and has a lovely front garden with off street parking.

Nearby Barnes Village is home to the well-known duck pond and a weekly farmers' market. The Village offers an array of boutiques, cafés and High Street favourites.

There are some excellent schools in the area, including renowned St Paul's Boys and Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.

**TENURE** To be advised

**LOCAL AUTHORITY** Richmond Borough Council

**EPC BAND** C

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Barnes Avenue, SW14  
Approximate Area = 81.75 sq m / 880 sq ft

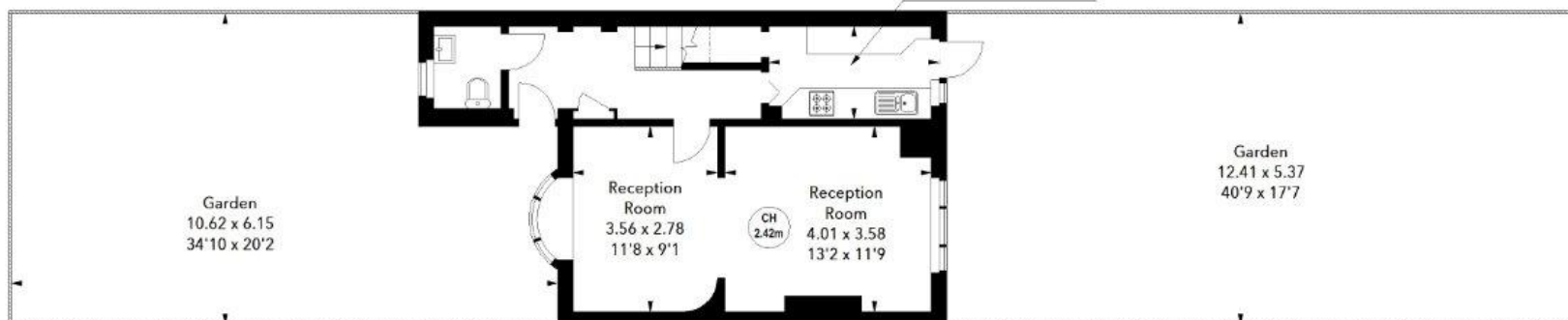


First Floor

Approx. 38.55 sq m / 415 sq ft

Kitchen  
3.29 x 1.83  
10'10 x 6'0

Key :  
CH - Ceiling Height



Ground Floor

Approx. 43.20 sq m / 465 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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