



ARCHWAY STREET, LONDON, SW13  
£900,000

Carter Jonas

# ARCHWAY STREET, LONDON, SW13

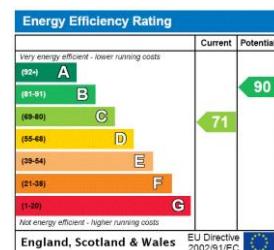
## PROPERTY

The cottage comprises of two reception rooms with under stairs storage, two well-proportioned double bedrooms and a recently upgraded kitchen and bathroom. The loft is excellent for storage or conversion to another room (STPP) and there is an additional bonus of a cellar. The front garden has a sunny aspect and although there is no rear garden the property is within five minutes' walk of the delightful and family friendly Vine Road Park. The location of the cottage is at the end of a quiet cul-de-sac with easy pedestrian access to all parts of Barnes via pathways.

While the property would benefit from modernisation, it presents an exciting opportunity for those looking to create a bespoke home in a vibrant community. Archway Street is ideally located off White Hart Lane, surrounded by independent shops and cafés and the popular Rick Stein restaurant. The River Thames is just a short stroll away, along with the amenities of Barnes Village (approx. 0.6 miles, Google Maps) and Barnes Bridge Station (approx. 0.4 miles, Google Maps) offering regular overground services.

Families are particularly drawn to this area for its excellent educational offerings, including the Outstanding-rated Barnes Primary School, just 250 yards away (Google Maps). Other top schools nearby include St Paul's School (Boys and Juniors), The Harroidian, and The Swedish School.

- Great Location
- Offers scope for enlargement via cellar and loft conversion (STPP)
- Sunny front aspect
- Modernised kitchen and bathroom
- Double glazed windows throughout and new front door
- Quiet Road
- Residents parking
- Excellent public transport links



**TENURE** Freehold

**LOCAL AUTHORITY** Richmond Borough Council – Band E

**EPC BAND** C

**CHARMING PERIOD COTTAGE NESTLED IN THE HEART OF THE SOUGHT-AFTER LITTLE CHELSEA AREA. THIS TWO-BEDROOM TERRACED COTTAGE OFFERS PLENTY OF POTENTIAL.**



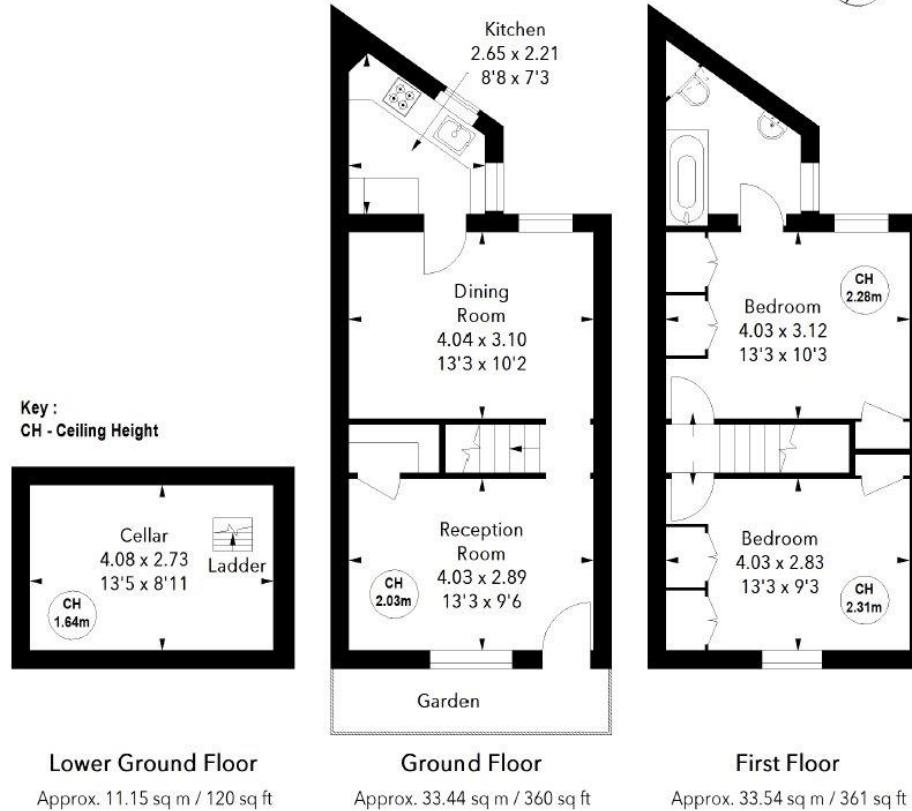
Classification L2 - Business Data





## Archway Street, SW13

Approximate Area = 78.13 sq m / 841 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.

**Barnes Lettings 020 8878 1115**

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