



5 BEDROOM DETACHED HOUSE FOR SALE IN BARNES

Price **£3,000,000**



REF: 2096025

PROPERTY FEATURES

- 5 Bedrooms
- 2 Receptions
- 4 bathrooms
- Detached
- Off Street Parking
- New Build
- Freehold

A brand new detached home that has been architecturally designed and expertly finished throughout. Spanning 2720sq ft this contemporary home offers lateral living space to the ground floor and well thought out bedroom space including bespoke fitted storage and wardrobes. The ground floor benefits polished concrete flooring throughout and features an impressive living room which is enclosed by Crittal window panelling and doors a fabulous German kitchen offering extensive storage and cooking space with integrated appliances including a coffee machine double oven steam oven and a large American fridge/freezer. The first floor comprises three double bedrooms along with two stylish bathrooms all with ample storage space. There are two further bedrooms both with en-suite shower rooms to the ground floor with one currently dressed as a home office. A double height atrium window provides plenty of natural light onto both the ground and first floors with many of the rooms benefiting from vaulted ceilings. Additional spaces include a utility room with Miele appliances ground floor washroom a secondary reception room and external bin store. A private courtyard garden can be accessed via multiple doors on the ground floor providing the perfect space to entertain. Further benefits include Lutron lighting to the ground floor integrated sound system and off street parking for two cars. Ideally located moments from the river as well as a vast array of shops bars and coffee shops. Transport links include a variety of bus routes Hammersmith underground station as well as the M4 for easy access in and out of London. There are a fantastic selection of schools and nurseries including The Harrodian St Pauls Swedish School Lowther Primary The Sunshine Nursery and Bright Horizons.

PROPERTY PHOTOS





LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLANS

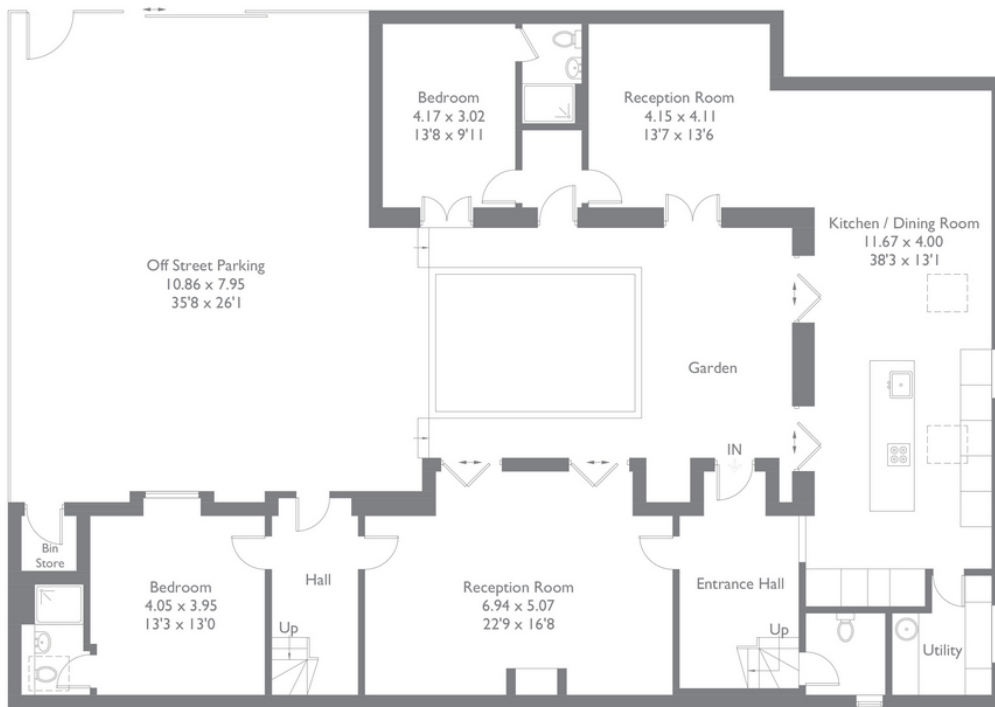


Barnes Avenue, Barnes, SW13 FINE & COUNTRY

Approximate Gross Internal Area = 252.7 sq m / 2720 sq ft
 (Including Bin Store)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.