



## 2 BEDROOM APARTMENT FOR SALE IN LONDON

REF: 3514988

Price **£880,000**



### PROPERTY FEATURES

- Located In The Heart Of Barnes Village
- First Floor Apartment
- Two Bedroom
- Two Bathroom
- Spacious Reception Room
- Secure Entry Phone Access

This first-floor apartment, meticulously designed by Ham Interiors and previously showcased in The Telegraph's luxury section, exudes elegance and charm. Its prime location overlooking Barnes Common adds to its allure, complemented by the retention of many period features such as high ceilings and sash windows.

Upon entering, you're greeted by a spacious reception room boasting a southerly aspect, flooding the space with natural light through large windows. The room is further accentuated by an attractive period fireplace, adding warmth and character. Adjacent to the reception area, a shaker style kitchen awaits, separated by a stylish glass partition wall. This kitchen is equipped with a comprehensive range of fitted units and cupboards, complemented by stone work surfaces and fully integrated appliances, promising both functionality and aesthetics.

The apartment comprises a large double bedroom featuring a triple aspect window, offering scenic views and enhanced by a charming window seat. Additionally, this bedroom boasts a stylish en suite shower room for added convenience. Another bedroom, currently repurposed as a dressing room, offers well-designed wardrobe space and its own modern en suite shower room.

Security is ensured through secure entry phone access, while communal hallways and stairwells maintain a sense of community within the building.

Situated on Ranelagh Avenue, the apartment enjoys a coveted position in the heart of Barnes village, surrounded by an array of shops, restaurants, and recreational spots such as Barnes Green and the Olympic Cinema. Barnes station and Barnes Bridge station provide convenient access to Waterloo, while excellent bus services connect to Putney, Richmond, and Hammersmith, all with underground

connections. Furthermore, Heathrow and Gatwick airports are easily reachable.

For families, the area boasts esteemed educational institutions including St Paul's School, The Harrodian, The Swedish School, and Ibstock Place School, along with options for younger pupils such as St Paul's Juniors, St Osmunds' (RC), Lowther Primary School, and Barnes Primary School.

In total, this exquisite apartment spans 802 square feet, offering a blend of luxurious living and convenient access to amenities and transport links, making it an ideal residence for those seeking both comfort and style in the heart of Barnes.



PROPERTY PHOTOS

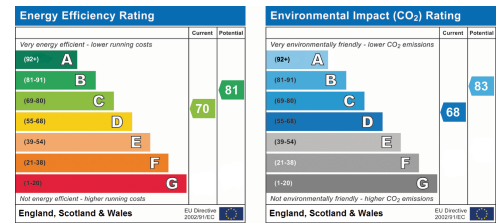




**LOCATION**



**EPC**



**FLOORPLANS**

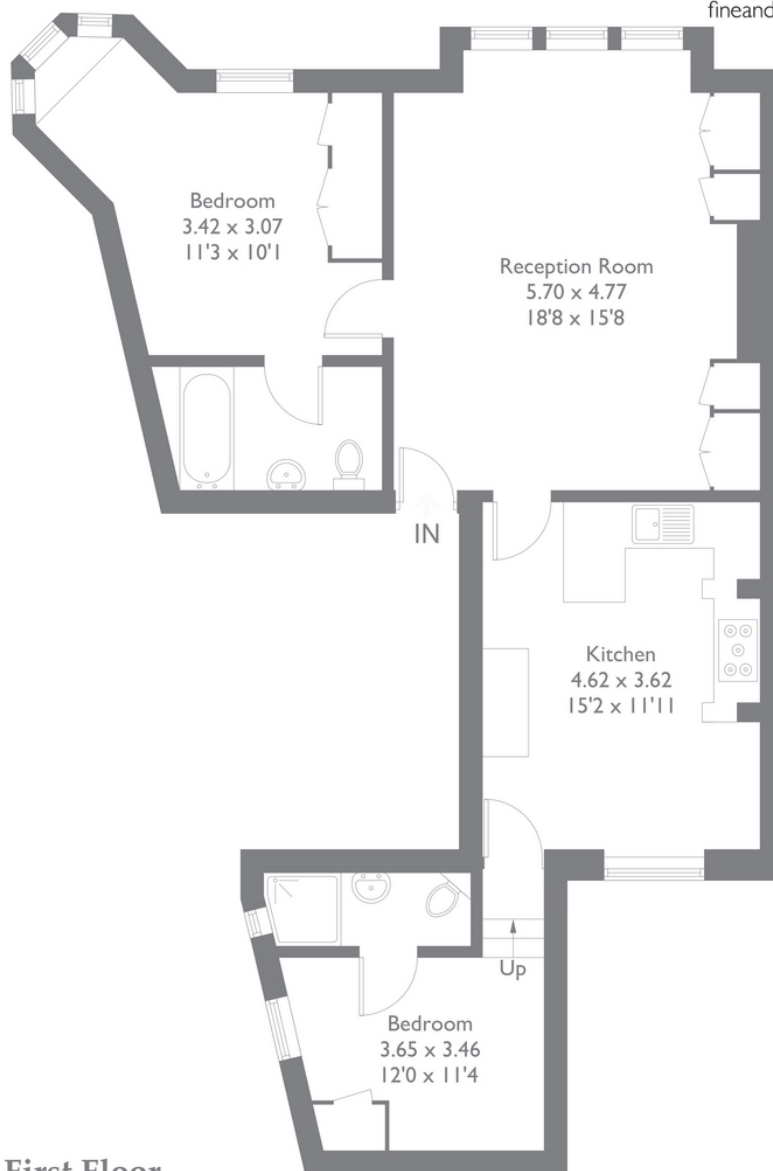


**Ranelagh Avenue, Barnes, SW13**

Approximate Gross Internal Area = 74.51 sq m / 802 sq ft



[fineandcountry.com](http://fineandcountry.com)



**First Floor**

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