



JAMES  
ANDERSON

Ferry Road  
Barnes SW13  
£2,100,000



## Ferry Road Barnes SW13

A period semi-detached house neatly situated on a corner plot in a highly desirable part of Barnes Village. The property currently has accommodation over two floors, which is arranged to provide four bedrooms, and a family bathroom on the first floor, the primary bedroom has an en-suite bathroom. The ground floor accommodation is arranged to provide two reception areas, kitchen/breakfast room, utility room, and a shower room. There is a generous size rear garden, with a detached garage at the rear. The property is in need of updating, but offers huge potential for someone looking for a project.

Central Barnes location, within close proximity to Barnes High Street, the village pond and the River Thames. Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites and award-winning restaurants. The village also hosts a weekly Farmers' Market. Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. There are some excellent schools in the area, including the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.

















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Approximate Gross Internal Area = 1842 sq ft / 171 sq m  
(Including Reduced Headroom / Garage)  
Reduced Headroom = 10 sq ft / 0.9 sq m  
Garage = 195 sq ft / 18.1 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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