



**CROSS STREET, LONDON, SW13**  
Offers in Excess of £1,000,000

**Carter Jonas**



# CROSS STREET, LONDON, SW13

A charming four bedroom cottage situated in the popular 'Little Chelsea' area of Barnes ideally located for Barnes Bridge Station, the River and the shops and restaurants in Barnes village. The property is entered via a porchway leading through to a light and bright reception room measuring 24' x 15' and including a small study area and storage cupboard. A door from the reception leads through to a cloakroom and thoughtfully laid out kitchen with bi-fold doors opening out to a secluded decked garden with shed.

On the first floor, there are two double bedrooms, one single bedroom and bathroom with separate shower. Stairs lead up to the loft room bedroom with eaves storage and potential to further extend to add an en suite bathroom (STPP).

Located in a highly sought after location in the heart of 'Little Chelsea' with the OFSTED rated 'outstanding' Barnes Primary School a two minute walk. The shops in White Hart Lane offer an array of boutique shops, cafes and eateries. Barnes Village, Richmond Park, Barnes Common and The River Thames are all within walking distance. Barnes Bridge and Barnes mainline stations are close by providing easy access to central London and there are a number of local bus routes to neighbouring areas.

## A CHARMING FOUR BEDROOM COTTAGE SITUATED IN THE POPULAR 'LITTLE CHELSEA' AREA OF BARNES IDEALLY LOCATED FOR BARNES BRIDGE STATION, THE RIVER AND THE SHOPS AND RESTAURANTS IN BARNES VILLAGE.



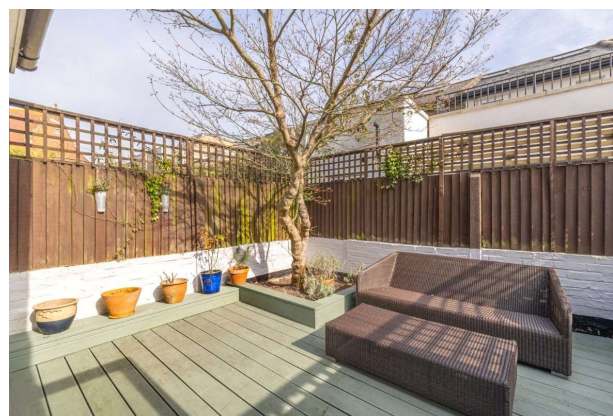
### AMENITIES

- 4 Bedrooms
- Large Reception
- Small Study Area
- Eat in Kitchen
- Bathroom
- Cloakroom

**TENURE** Freehold

**LOCAL AUTHORITY** Richmond Borough Council

**EPC BAND** C

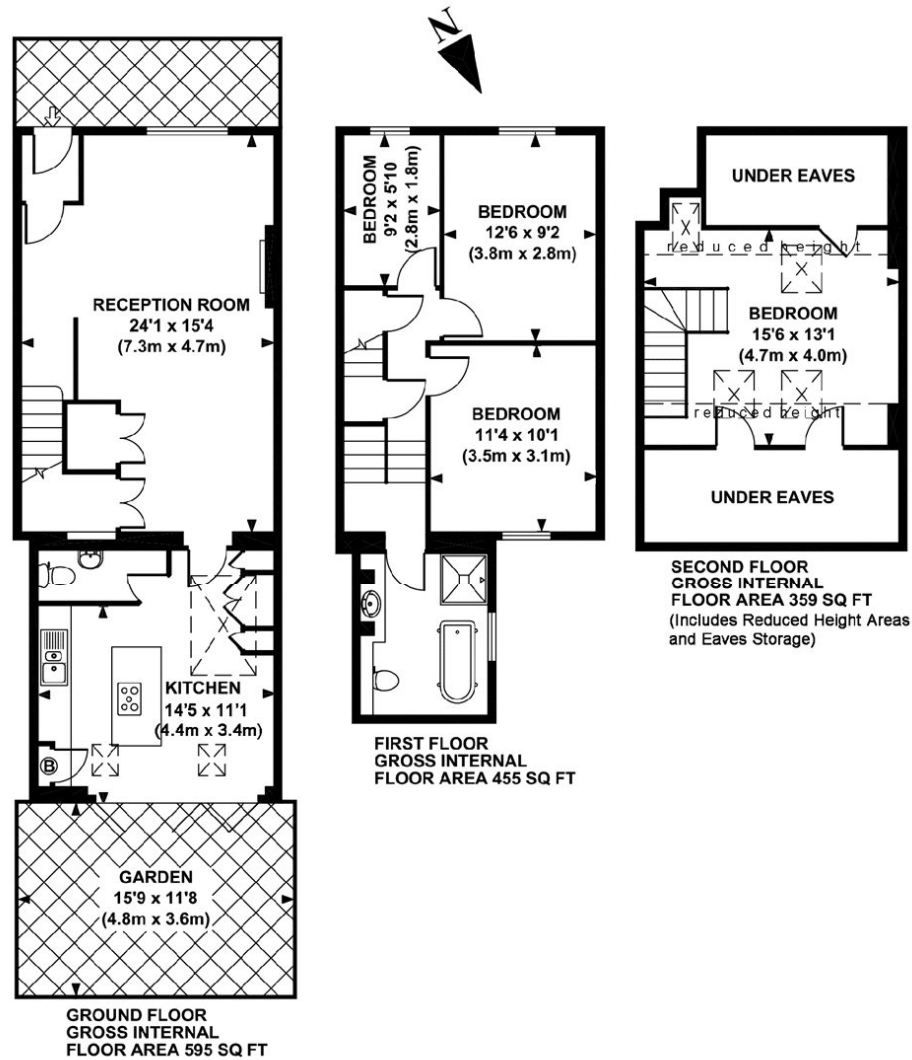


Classification L2 - Business Data









APPROX. GROSS INTERNAL FLOOR AREA 1409 SQ FT / 131 SQ M  
(Includes Reduced Height Areas and Eaves Storage)

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This floorplan is for illustration purposes and may not truly reflect design or dimensions and should not be used for valuation or condition purposes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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