



Westfields Avenue, London
£4,750 pcm

Charming, extended, 'Little Chelsea' 3 bed home **LET**

An attractive Victorian family home combining period charm with stylish modern living, beautifully presented throughout.

The ground floor features a superb open-plan double reception room with high ceilings, beautiful wood flooring and a feature wood-burning fireplace, creating a warm and inviting space. This flows seamlessly into an impressive extended kitchen/breakfast room, designed for both everyday living and entertaining, with a large central island, bespoke cabinetry, integrated appliances and full-height sliding doors opening onto the rear garden. A discreet utility and laundry room provides additional storage and practicality. Upstairs, there are two generous double bedrooms, both retaining lovely period features including original fireplaces and sash windows with plantation shutters. The front bedroom also benefits from bespoke fitted wardrobes. The top floor has been converted to create an impressive principal bedroom suite with fitted wardrobes, excellent eaves storage and a beautifully finished en suite shower room with twin vanity units, underfloor heating and contemporary fittings. Outside, the front garden includes a useful recycling storage unit, while the rear garden features a paved patio, mature planting and a storage shed. Further benefits include double-glazed sash windows, gas central heating and underfloor heating.

Westfields Avenue is one of Barnes' most desirable residential locations, particularly popular with families for its proximity to Barnes Primary School, Little Chelsea, White Hart Lane, Barnes Village and Barnes Common, as well as excellent transport links. Combining period character, generous living space, natural light and high-quality modern finishes, this is a superb turnkey family home in an outstanding South West London location.

Council Tax Band: F (London Borough of Richmond upon Thames)

Deposit: £5,480.76

Holding Deposit: £1,096.15

Parking options: On Street, Residents

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Broadband: FTTC



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any tenancy. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. Some images may have been virtually staged or digitally enhanced and are for illustration only.



Westfields Avenue, SW13

Approximate gross internal area

136.95 sq m / 1474 sq ft

(Including Eaves Storage)

Eaves Storage

7.95 sq m / 85 sq ft



Ground Floor

Key :
CH - Ceiling Height

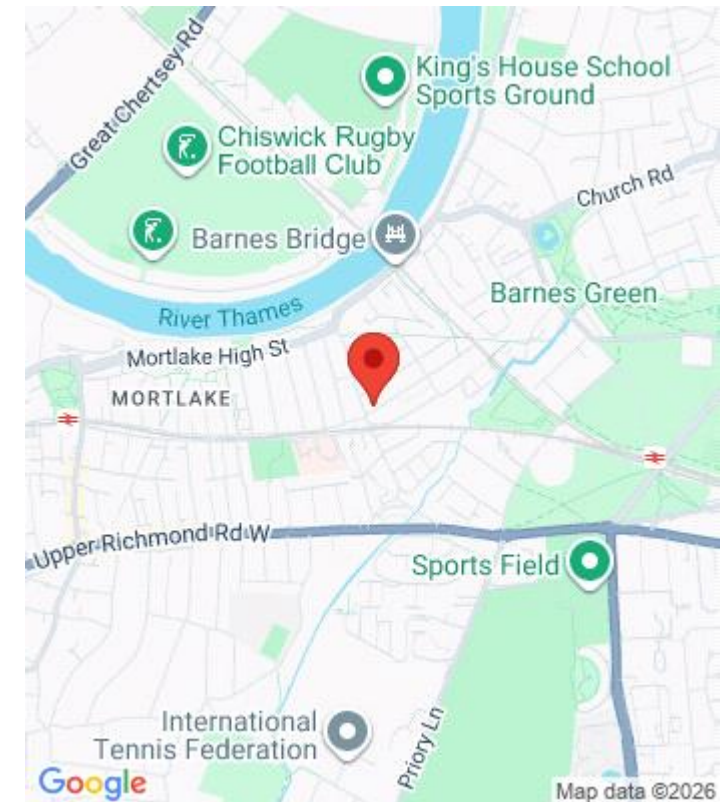


First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only

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