



**83 CHURCH ROAD**  
LONDON, SW13 9HH

**£450,000**  
**SHARE OF FREEHOLD**

## 83 CHURCH ROAD

- One double bedroom • Kitchen/reception room • Bathroom • Terrace • Beautifully presented • No onward chain



Set in the heart of Barnes village next to the green is this fabulous opportunity for a first time purchase or perhaps a pied a terre.

The flat is entered via a charming spiral staircase leading to a private terrace and the entrance. Every aspect of the flat has been thoughtfully planned and meticulously finished.

The reception space is wonderfully bright as a result of four Velux windows set in a vaulted ceiling.

The kitchen has a range of fitted units with clever pocket doors, a breakfast bar and access to vast storage above.

The bedroom has a beautiful paneled wall plus there is a range of hanging space, shelving and a fitted dressing table.

Even the windows and Victorian style radiators have been chosen to complete the ambience throughout.

The wood flooring seamlessly ties it all together and is topped off with a secluded terrace with bespoke storage and seating.

Ideally located for all that Barnes has to offer including all the superb coffee shops, restaurants, pubs, supermarkets, schools, green grocers, butchers and the Olympic cinema.

View Broadband and mobile coverage availability here <https://checker.ofcom.org.uk/>

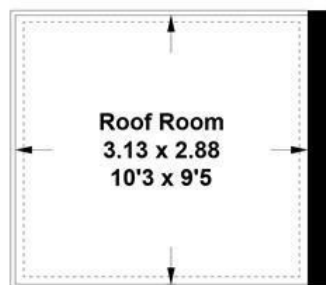
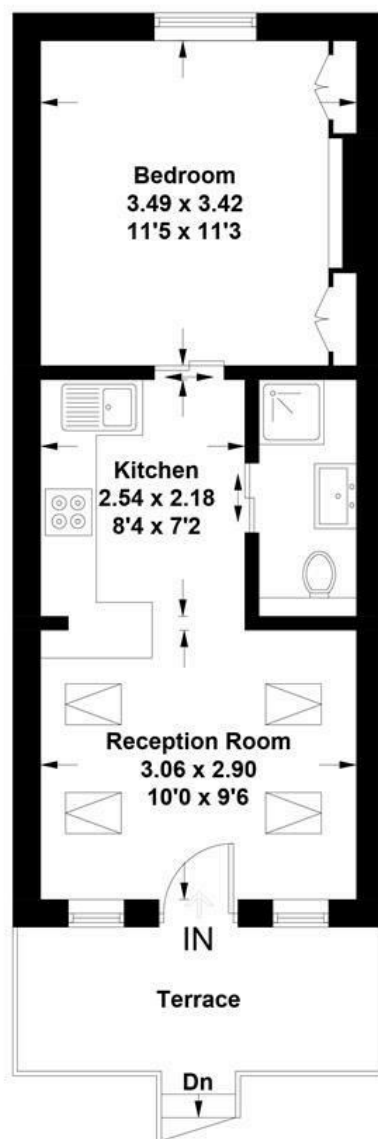
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Church Road, London, SW13

Approximate Gross Internal Area = 31.6 sq m / 340 sq ft

Roof Room = 9 sq m / 96 sq ft

Total = 40.6 sq m / 437 sq ft



= Headroom less than 1.5 m

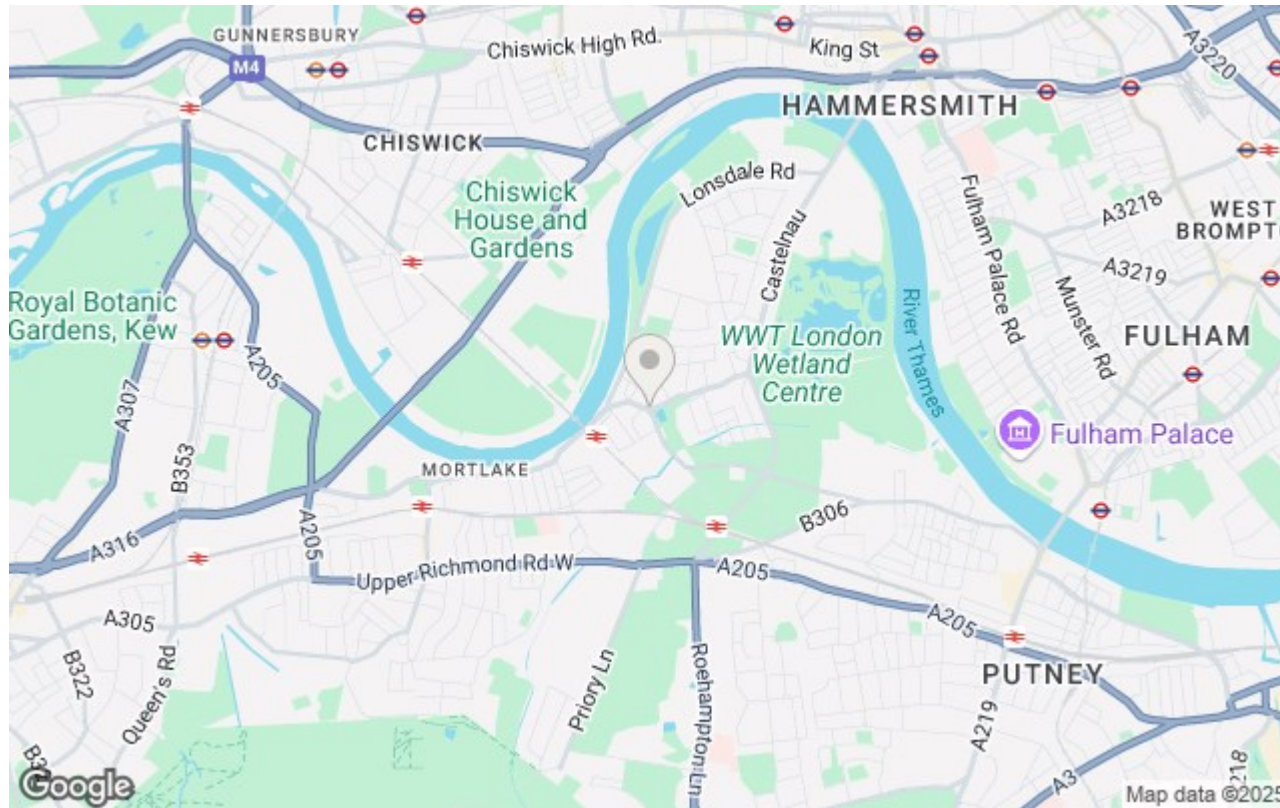
**First Floor =  
340 sq ft / 31.6 sq m**

All measurements are in accordance to the RICS Code Of Measuring Practice.  
Measurements are approximate & only for illustrative purposes.  
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## 83 CHURCH ROAD







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements