



6 ARCHWAY STREET

LONDON, SW13 0AR

£1,150,000
FREEHOLD

A fantastic opportunity to purchase a Little Chelsea house with scope to extend STPP. Offered with no onward chain the house has a wealth of charm. On the ground floor you have an entrance hall leading into a double reception room with under stairs storage and an original fireplace. From here you have access into the kitchen/breakfast room as well as double doors into the study alongside a cloakroom. Upstairs to the rear there is a double bedroom with doors on to a terrace that gives access to the lovely mature garden. The spacious and characterful bathroom is up a level and overlooks the garden. To the front is the principal bedroom with fitted wardrobes and another charming fireplace. The mature garden has a studio room with power offering a perfect spot to work from home.

Archway Street, London, SW13

Approximate Gross Internal Area = 93.7 sq m / 1008 sq ft
 Office = 9.3 sq m / 100 sq ft
 Total = 103.0 sq m / 1108 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice.
 Measurements are approximate & only for illustrative purposes.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

LAURENT

RESIDENTIAL

Barnes Sales
 Essex Lodge
 1A Barnes High Street
 Barnes
 London
 SW13 9LB

0208 876 4466
property@laurentresidential.co.uk
www.laurentresidential.co.uk

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