

4 CARMICHAEL COURT, GROVE ROAD, BARNES, SW13 0HA

£599,950

SHARE OF FREEHOLD



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A beautiful 2 bedroom split level period maisonette in the very heart of Barnes Village.

This is an absolutely delightful property which feels far more like a house with direct access from the ground floor and with its own front door.

- Two bedrooms
- Large living room with high ceilings and open fireplace
- Kitchen
- Dining entrance hall
- Shower room
- Fabulous loft storage accessed via a collapsible ladder
- Wooden floors throughout the property
- Balcony from the master bedroom that overlooks Barnes High Street towards the river
- Within a moment's walk of Barnes High Street, Barnes Pond and Barnes Bridge Station

4 CARMICHAEL COURT, GROVE ROAD, BARNES, SW13

SUMMARY

- Period purpose built ground and 1st floor maisonette
- Two bedrooms
- Living room
- Kitchen
- Shower Room
- Balcony
- Wooden floors throughout all rooms
- Central Barnes Village location

Guide Price - £599,950

Share of Freehold

Lease – 999 years unexpired from 1/6/2007

Service Charge - £3284.00 which includes a contribution to the sinking fund

THE PROPERTY

This fabulous period property has the mind-set of a house rather than a split level apartment. This is mainly due to the fact you have your very own front door so no shabby communal parts to worry about, and the accommodation is more aligned to a house, where you can still go upstairs to bed.

It's hard to find a sensibly priced home in central Barnes that offers great space and a prime village location. Well, this has both.

The property is accessed via a quieter gated entrance off of Terrace Gardens, and has its own front door from ground level. The spacious entrance hall is large enough to be used for dining or for use as a home office, the contemporary kitchen has granite worktops and the very elegant living room has a feature fireplace and high ceilings.

Upstairs the light and bright master bedroom is a very good size and has a door to a balcony that's perfect for a morning coffee with a friend or a 6pm glass of wine as you watch the world go by. . There is also a second bedroom and modern shower room, and an incredibly useful large loft space for additional storage that is accessed by a drop down ladder.

THE AREA

Carmichael Court is a private gated development located on Grove Road, just off Barnes High Street.

Barnes is the ultimate village within a city, and life long residents become misty-eyed about their childhood spent feeding the ducks on the pond.

For those 'Foodies' amongst us, every Saturday the Barnes Farmers Market offers award winning free range and organic products.

The Olympic Cinema in the village has a Dolby Atmos surround sound cinema, screening the latest releases with comfy, reclining seats where you can enjoy the movie with a bottle of wine, cup of coffee or a bag of popcorn.

Barnes village has a handful of small boutiques, as well as a local grocers, M&S Food Store, independent delis, a bookshop and some very fine restaurants.

Communications are excellent, with Barnes Bridge Station (Waterloo 20 mins) a short walk away, bus services to Richmond and Putney and easy access to the M3, M4 and M25.

Grove Road, London, SW13
Approximate Gross Internal Area = 62.1 sq m / 668 sq ft



FLOORPLAN



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

Local Authority:

Richmond Borough Council – Band D - £1958.66
2021/2022

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