

CB Charles Banks



Madrid Road, London, SW13

Guide Price £2,000,000

A rare opportunity to develop, modernise and extend this Edwardian semi-detached house to a magnificent family home of approximately 2,800 sqft with a 70' West facing rear garden.

1 Church Road, Barnes, London SW13 9HE

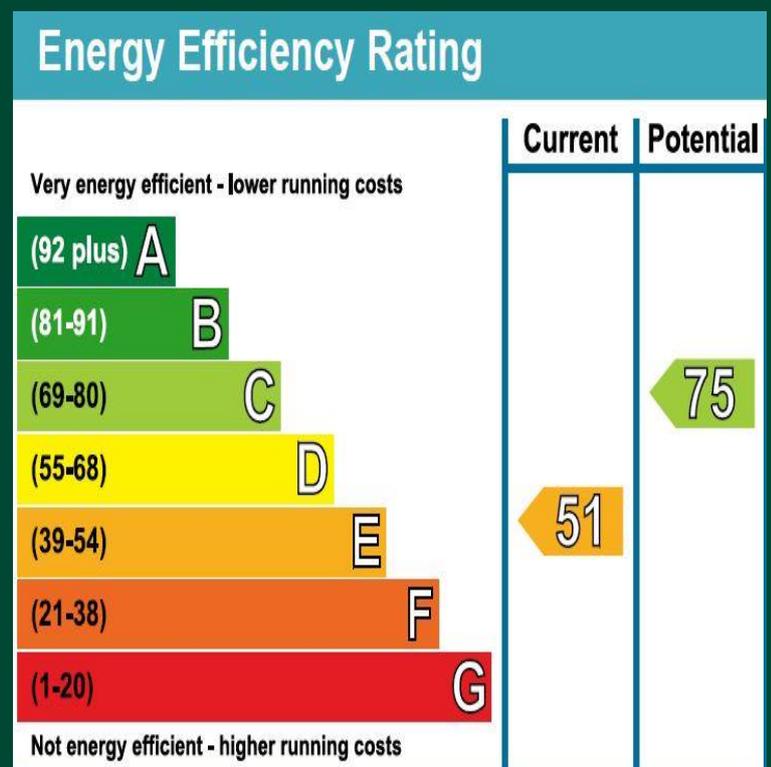
www.charlesbanks.co.uk

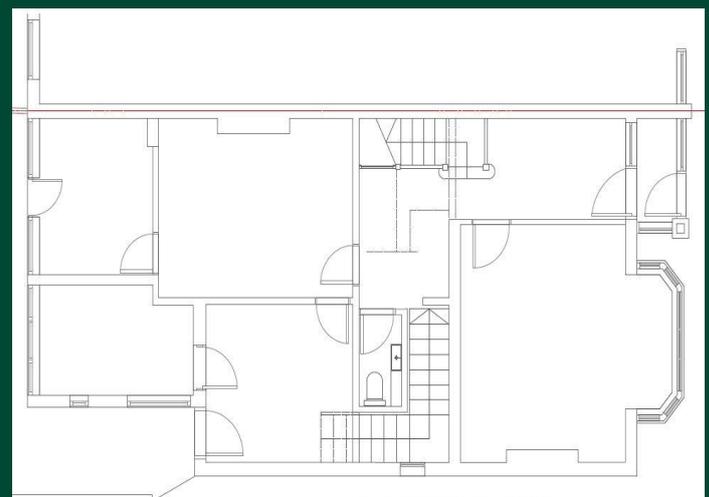
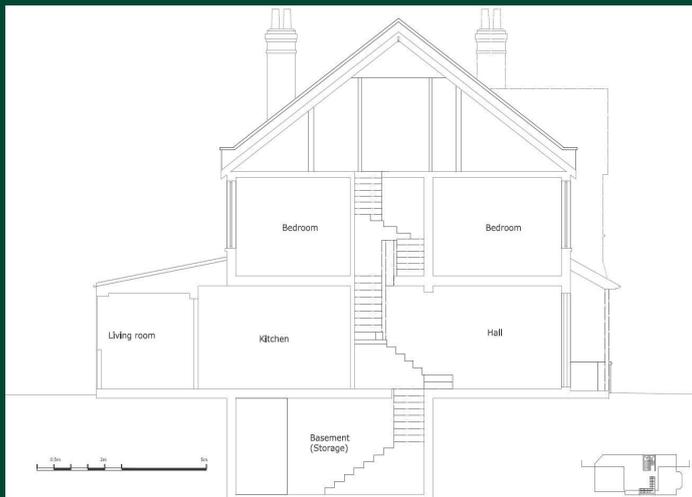
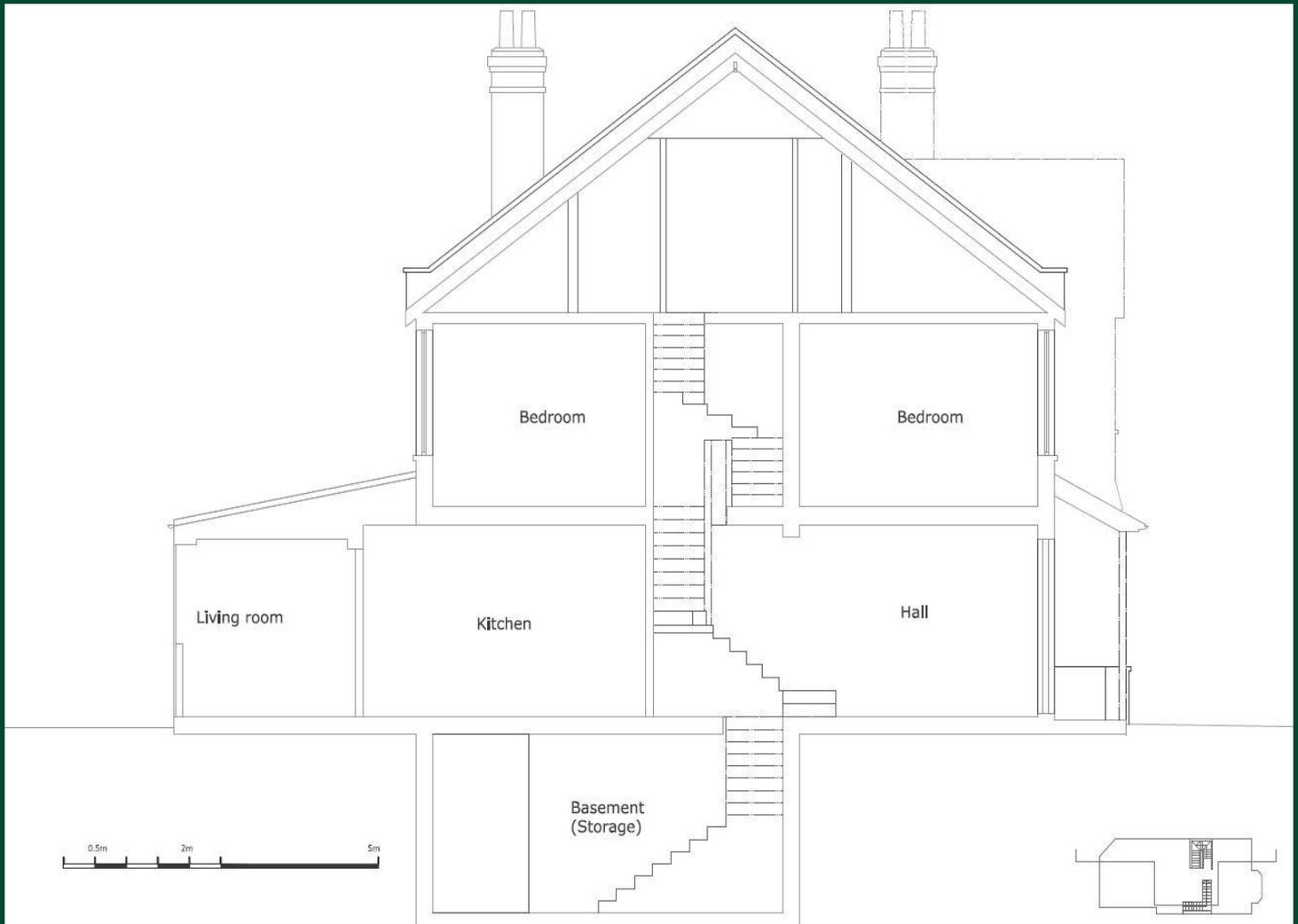
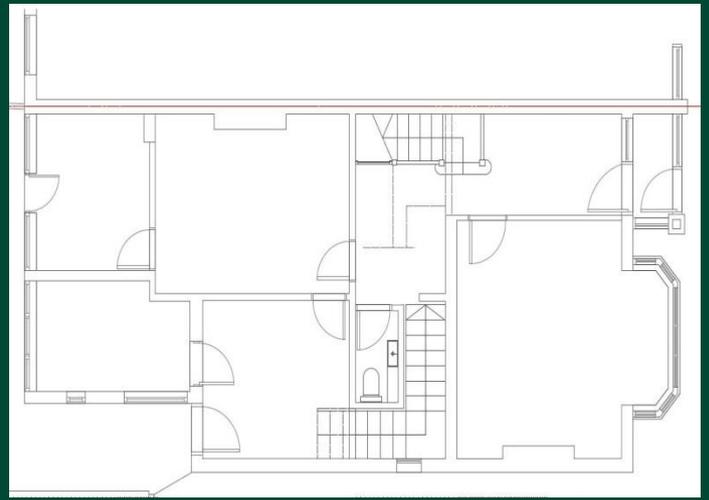
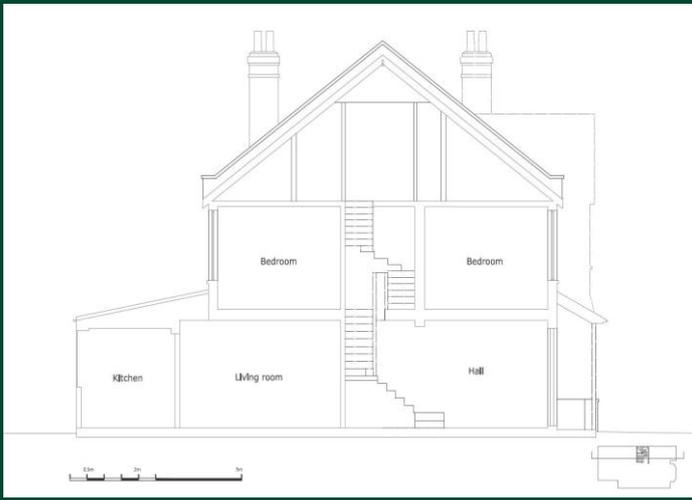
020 8878 8400

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A rare opportunity to develop, modernise and extend this 2175 sq. ft. Edwardian semi-detached house to a magnificent family home of approximately 2,800 sq. ft. Situated on this popular residential road in Barnes Village with a 70' West facing garden and approved off street parking, the property also has planning permission for a basement, additional rear extension, with an existing loft with permission to extend to the front and rear creating an additional 2 bedrooms and bathroom.

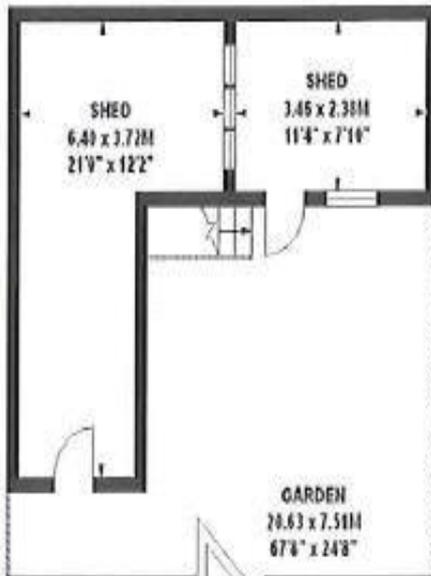
- A spacious Edwardian semi-detached house
- Potential to finish to your needs
- Already has Planning Permission to extend further
- 5 Bedrooms, 2 bathrooms and 2 Reception Rooms
- 70' Rear Garden
- Off Street Parking





Madrid Road, SW13

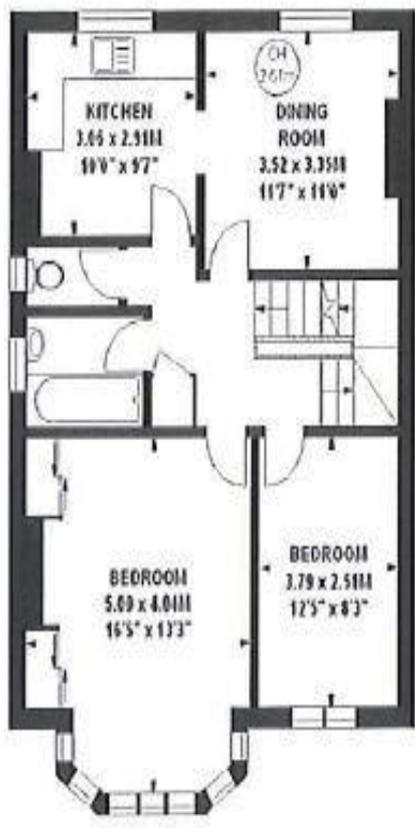
Approximate gross internal area
 202.4 sq m / 2179 sq ft
 (Including Eaves Storage)
 Eaves Storage
 17.7 sq m / 190 sq ft



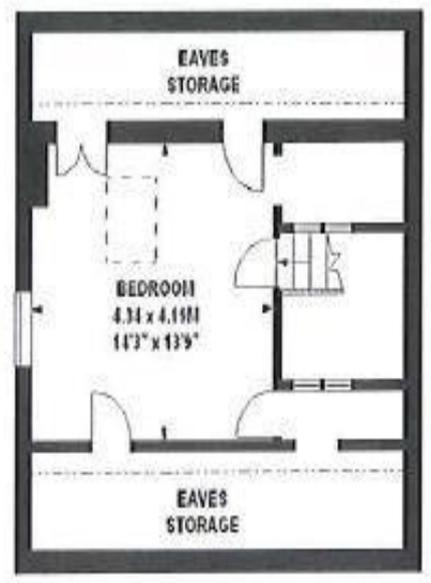
Lower Ground Floor



Ground Floor
565 sq ft



First Floor
720 sq ft



Second Floor
393 sq ft

Key:
 CH - Ceiling Height

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.