



## ST. ANN'S ROAD, SW13

£1,800,000

Unique freehold corner plot  
Extension potential  
Large garden  
Views of River Thames  
Arranged as two maisonettes currently  
Prime Barnes Village

# ABOUT THE PROPERTY

Marsh & Parsons are proud to present a rare opportunity to acquire a substantial end-of-terrace corner property in the heart of Barnes Village. Occupying a prominent corner position at the junction of St Ann's Road and Lyric Road, this distinctive end-of-terrace property enjoys a wider footprint than many neighbouring houses. The property benefits from views of the River Thames and is currently arranged as two separate maisonettes.

The property offers exceptional potential to extend further into the side return and loft (stpp), reconfigure and create an outstanding family home. This is a genuinely rare opportunity in one of Barnes' most desirable residential locations.









# STEP INSIDE ST. ANN'S ROAD



APPROX. GROSS INTERNAL FLOOR AREA = 1721 SQFT / 159.9 SQM  
APPROX. GROSS EXTERNAL BALCONY AREA = 16 SQFT / 1.5 SQM

**Barnes & East Sheen**  
020 8563 8333

Energy Rating: We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

**MARSH &  
PARSONS**