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PALACE AUCTIONS

LONDON

AVAILABLE NOW

8 Clavering Avenue

BARNES · LONDON SW13

*A substantial five-bedroom period family house in Barnes, with original features,
a private rear garden and off-street parking, sold with vacant possession*

GUIDE PRICE*

£1,250,000

*Plus buyer's premium of 2%. See Important Notices.

SALE ROUTE

Auction contract

Exchange as soon as a sale is agreed

CONTACT

Palace Auctions London

07971 033276 · [palaceauctions.com](https://www.palaceauctions.com)

THE PROPERTY

A period family house in Barnes

A substantial five-bedroom period terraced house, sold with vacant possession, in one of South West London's most sought-after villages, available to buy now under auction contract.

5	2	Garden	Parking	£1.25m
BEDROOMS OVER THREE FLOORS	RECEPTION ROOMS	PRIVATE REAR GARDEN	OFF-STREET FORECOURT	GUIDE PRICE

Description

The house keeps many original and period features, including fireplaces, cornicing, sash windows, timber floors and a stained-glass front door.

- ◆ **Ground floor:** entrance hall, front reception room with bay window and built-in bookshelves, rear reception room with marble fireplace, and kitchen
- ◆ **Upper floors:** five bedrooms over the first floor and the loft floor, including rooms with period fireplaces
- ◆ **Loft floor:** bedroom with built-in storage
- ◆ **Outside:** private rear garden and off-street parking

The house has been well maintained and gives a buyer scope to update, reconfigure or extend, subject to planning.

LOCATION

Barnes, SW13

A village setting close to Barnes High Street, Barnes Green and its pond, the Thames Path, Barnes Common and the London Wetland Centre.

CONNECTIONS

Barnes

Station with trains to London Waterloo.

Barnes Bridge

Station with trains to London Waterloo.

Buses

Several routes serve the area.

The Thames

Riverside walks and pubs close by.

Buyers should check journey times for themselves.

INSIDE & AROUND

Character throughout



Entrance hall



Front reception room



Rear reception room



Kitchen



Bedroom



Loft bedroom



The Thames near Barnes, looking towards Hammersmith



Riverside dining nearby

The river and riverside photographs show the surrounding area and are not part of the property.

SALE DETAILS

Buying this property

AT A GLANCE

Clavering Avenue

ADDRESS	Clavering Avenue, Barnes, London SW13
PROPERTY	Five-bedroom period terraced house
OUTSIDE	Private rear garden and off-street parking
GUIDE PRICE	£1,250,000*
SALE METHOD	Available now under auction contract. Not in a live auction.
CONTRACT	Unconditional. Contracts exchange as soon as a sale is agreed.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	As set out in the Special Conditions of Sale

LEGAL & FEES

Before you offer

TENURE	Freehold (see the legal pack)
POSSESSION	Vacant possession on completion
LOCAL AUTHORITY	London Borough of Richmond upon Thames
COUNCIL TAX	To be confirmed
EPC	To be confirmed
BUYER'S PREMIUM	2% of the purchase price, payable on exchange
LEGAL PACK	Download from palaceauctions.com
VIEWINGS	Strictly by appointment with the auctioneer

How to buy

- 1 **Arrange a viewing** with Palace Auctions London.
- 2 **Read the legal pack**, the Special Conditions and any addendum, and take advice from a solicitor.
- 3 **Complete ID checks and make your offer**, with funds arranged for the 10% deposit and fees on exchange.
- 4 **Agree the sale.** Once your offer is accepted, contracts exchange straight away and the sale is legally binding.
- 5 **Complete** on the date set out in the contract.

IMPORTANT NOTICES

Please read before offering

Guide price. The guide price is an indication of the seller's current minimum acceptable price. It may change at any time, and the seller is not obliged to accept any offer.

Sale under auction contract. The property is not being offered in a live auction. It is available now on an unconditional auction contract: contracts exchange as soon as a sale is agreed, with a 10% deposit payable on exchange.

Planning and conservation. Any extension or alteration is subject to planning permission. Buyers must check with the London Borough of Richmond upon Thames whether the property is in a conservation area or subject to an Article 4 direction.

Possession. The property is sold with vacant possession on completion. Photographs may show the property while occupied.

Location photographs. The river and riverside photographs show the surrounding area and are not part of the property.

Fees and additional costs. Besides the purchase price, the buyer must pay a buyer's premium of 2% of the purchase price on exchange. Buyers should also budget for Stamp Duty Land Tax, their own legal fees and any finance costs.

Particulars and AML. These particulars are a general guide only and do not form part of any offer or contract. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions and any addendum. Palace Auctions must check the identity and source of funds of every buyer under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Why buy under auction contract. Contracts exchange as soon as a sale is agreed, so there is no chain and no gazumping. You know where you stand from day one.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS • LEGAL PACK • OFFERS

Edward Swindells

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