



**JAMES  
ANDERSON**



# FOR SALE

**£1,350,000**

Nassau Road, Barnes, SW13

Asking Price

A stunning and spacious (approx 1360 sq ft), period maisonette located on one of the finest roads in Barnes village, just moments from the beautiful duck pond and common. This fabulous home has accommodation over the first and second floors of this attractive period building and is arranged to provide three spacious double bedrooms, all with fitted wardrobes and storage, with the principle bedroom also having a separate office, ideal for working from home. There are two stylish modern shower rooms and a beautifully presented kitchen/dining area that flows nicely through to a large reception room with attractive bay window and a fireplace. The property offers an abundance of light and has a very grand feel, and further benefits from a private, enclosed, rear garden and a share of the freehold. Barnes and Barnes Bridge stations provide a service into Waterloo whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School.

Share of Freehold - Lease 999/998 Years Remaining - No Ground Rent - Council Tax Band D

-  Three Double Bedrooms & Office
-  Two Stylish Shower Rooms
-  Spacious Light Reception Room
-  Modern Kitchen/Dining Room
-  EPC Rating D / Council Tax D / Share Of Freehold
-  Barnes & Barnes Bridge Stations
-  Outstanding Local Schools
-  Large Private Rear Garden
-  Spacious Maisonette - Approx 1360 Sq Ft
-  Highly Desirable Road



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020 8876 0100

# Nassau Road

Approximate Gross Internal Area = 1360 sq ft / 126.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 91 sq ft / 8.5 sq m  
 Total = 1451 sq ft / 134.8 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

