



**JAMES
ANDERSON**



FOR SALE

£1,375,000

Westfields Avenue, Barnes, SW13

Guide Price

One of only a few of its kind in this highly desirable road in the Little Chelsea area of Barnes. This extremely light and spacious property (approx 1545 sq ft) has accommodation over three floors and is arranged to provide four double bedrooms and a family bathroom, with the principal bedroom benefitting from ample storage and a large en-suite bathroom/dressing area on the second floor. The ground floor has attractive parquet flooring through the entrance hall to a 27ft living area at the rear that has access out to the garden. The kitchen is currently at the front of the property, with a tiled floor and integrated appliances, plus there is a separate cloakroom. The rear garden is enclosed with a paved terrace. The property is in need of some updating in areas and is available for sale with no onward chain. Westfields Avenue is close to Barnes primary school and the property is conveniently placed for the shops and amenities on White Hart Lane and Barnes Village. Barnes Bridge Station is a short walk away.



Four Bedrooms



Two Bathrooms



27ft Living/Dining Room



Kitchen With Integrated Appliances



EPC Rating D



Barnes Bridge Station



Barnes Primary School



Spacious (1545 Sq Ft) Town House



No Onward Chain



Needs Some Updating

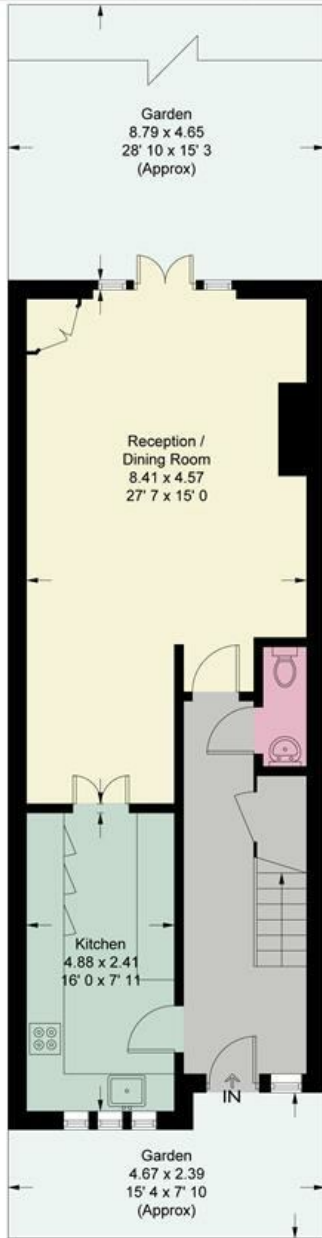


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

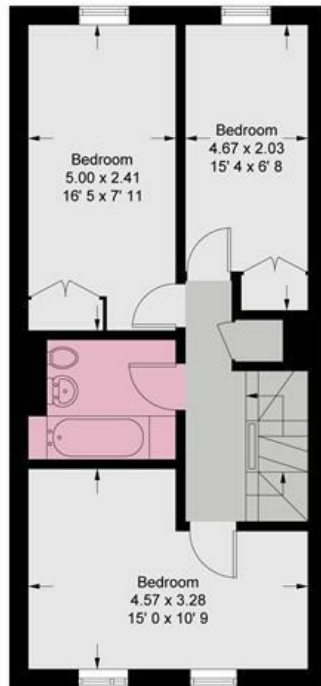
020 8876 0100

Westfields Avenue

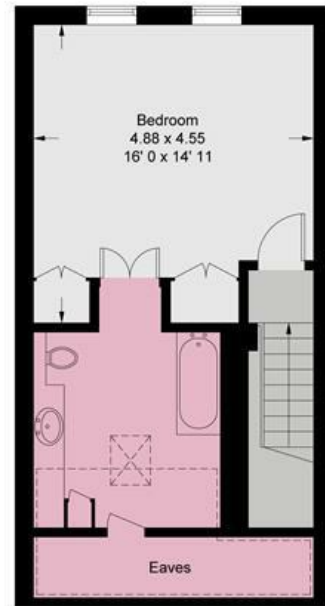
Approximate Gross Internal Area = 1545 sq ft / 143.5 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 80 sq ft / 7.4 sq m
 Total = 1625 sq ft / 150.9 sq m



Ground Floor
645 sq ft / 59.9 sq m



First Floor
519 sq ft / 48.2 sq m



Second Floor
461 sq ft / 42.8 sq m
(Including Reduced Headroom / Eaves)



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

