



**JAMES
ANDERSON**



FOR SALE

£1,400,000

Ullswater Road, Barnes, SW13

Asking Price

An attractive, period semi-detached house neatly positioned within a highly desirable road in Barnes that is within excellent access to local shops, schools and other amenities. The property is well presented, decorated in light neutral tones and has three bedrooms and a spacious bathroom on the first floor, plus there is further scope to extend in to the loft as some of the neighbours have done, subject to the usual consents. The ground floor has two reception rooms, kitchen/breakfast room and a cloakroom, which again offers further scope to extend across the rear, as other properties have done in the road. There is a fantastic size rear garden (over 80 ft) that is mainly laid to lawn and has rear access. There is a single garage within a block to the rear of the properties on Ullswater Road. Ullswater Road is located just moments from Barnes village and Hammersmith Bridge, providing convenient access to bus and underground rail services at Hammersmith Station. There are several renowned schools nearby, including St Paul's School, The Harrodian and The Swedish school. The property is available for sale with no onward chain.

-  Three Bedrooms
-  Family Bathroom & Cloakroom
-  Two Reception Rooms
-  Kitchen/Breakfast Room
-  EPC Rating D / Council Tax F / Freehold
-  Barnes/Hammersmith Station
-  Excellent Local Schools
-  Garage In Block At Rear
-  No Onward Chain
-  Period Semi-Detached House



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

020 8876 0100

Ullswater Road

Approximate Gross Internal Area = 1136 sq ft / 105.6 sq m
 (Excluding Reduced Headroom / Loft / Shed)
 Reduced Headroom / Loft = 549 sq ft / 51 sq m
 Total = 1685 sq ft / 156.6 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

