FOR SALE

£1,100,000

Washington Road, Barnes, SW13

Guide Price

An extended and refurbished house neatly situated in a highly desirable road in Barnes, close to local shops and amenities. This modern end of terrace home has spacious accommodation over three floors which is arranged to provide four bedrooms, two stylish shower rooms (one en-suite) and a lovely family bathroom. There is spacious and light, open-plan living accommodation on the ground floor, with attractive wooden flooring, that incorporates a lovely modern kitchen, and a study/play room area to the front. There is an attractive, good size, enclosed, rear garden with side access. There are a number of excellent schools in the area, including St Paul's & St Paul's Juniors, The Harrodian and The Swedish School to name but a few. For the commuter, Hammersmith Station provides a frequent service to Clapham Junction, Vauxhall and London Waterloo. For London Underground services, Hammersmith, Putney Bridge and Richmond offer access into The West End and The City.

- Four Bedrooms
- Modern Family Bathroom & Two Shower Rooms
- Light & Spacious Reception Room
- Modern Kitchen Area
- EPC Rating C / Council Tax C / Freehold

- Hammersmith & Barnes Stations
- Outstanding Local Schools
- Enclosed Rear Garden
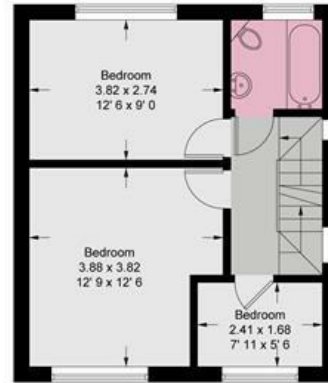- Nicely Presented
- Modern End Terrace

Washington Road

Approximate Gross Internal Area = 1311 sq ft / 121.8 sq m
(Excluding Reduced Headroom / Eaves / Shed)
Reduced Headroom / Eaves = 132 sq ft / 12.3 sq m
Total = 1443 sq ft / 134.1 sq m

JAMES ANDERSON

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Shed

Garden
9.16 x 7.91
30' 1 x 25' 11
(Approx)

☐ = Reduced headroom below 1.5m / 5'0

Bedroom
5.07 x 4.57
16' 8 x 15' 0

Eaves

Second Floor
412 sq ft / 38.3 sq m
(Including Reduced Headroom / Eaves)

Reception / Dining
Room / Kitchen
7.12 x 5.97
23' 4 x 19' 7

Bedroom
3.82 x 2.74
12' 6 x 9' 0

Reception
Room
3.77 x 2.70
12' 4 x 8' 10

Bedroom
3.88 x 3.82
12' 9 x 12' 6

Bedroom
2.41 x 1.68
7' 11 x 5' 6

First Floor
421 sq ft / 39.1 sq m

IN

Garden
7.91 x 4.72
25' 11 x 15' 6
(Approx)

Ground Floor
610 sq ft / 56.7 sq m

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		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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