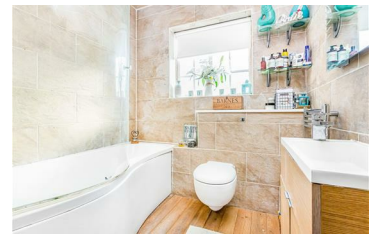




**JAMES  
ANDERSON**



## FOR SALE

**£1,250,000**

Boileau Road, Barnes, SW13

Guide Price

A semi-detached, period home neatly situated along a highly desirable residential road in Barnes, close to the local shops and amenities on Castelnau. This spacious property has accommodation over three floors and is arranged to provide four bedrooms, the main bedroom having fitted wardrobes, a Juliet balcony and an en-suite shower room, with a modern family bathroom on the first floor. The ground floor has a light and spacious reception/living space, that includes a bay window at the front, and is open to a fitted kitchen/dining area at the rear of the property, that opens out to the garden. The rear garden is a good size (approximately 90 ft long) and is enclosed with a large shed and access down the side of the property. 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 and Barnes Stations provide 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. The property is freehold.

-  Four Bedrooms
-  Family Bathroom & En-Suite Shower Room
-  Light & Spacious Open Plan Living
-  Kitchen/Dining Area
-  EPC Rating (tbc) / Council Tax D / Freehold
-  Hammersmith/Barnes Stations
-  Excellent Local Schools
-  Enclosed Rear Garden
-  Close To Shops & Amenities
-  Semi-Detached Period Property



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

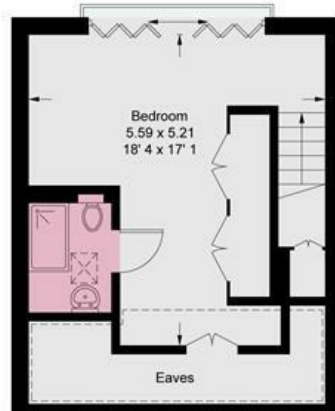
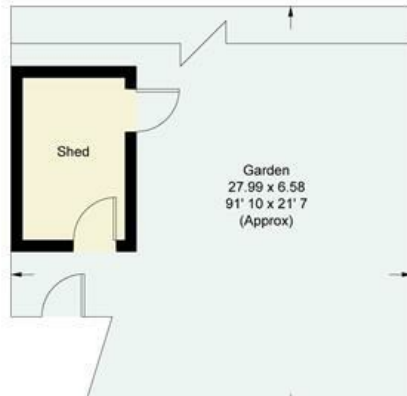
020 8876 0100

# Boileau Road

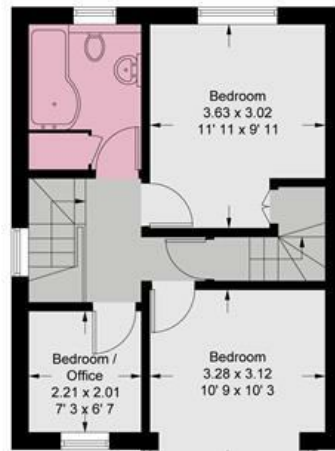
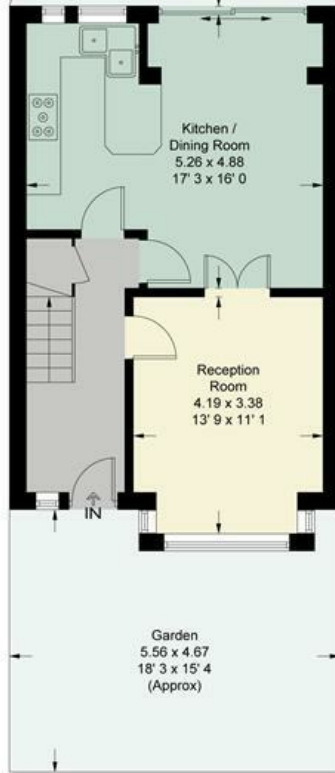
Approximate Gross Internal Area = 1227 sq ft / 114 sq m  
 (Excluding Reduced Headroom / Eaves / Shed)  
 Reduced Headroom / Eaves = 86 sq ft / 8 sq m  
 Total = 1313 sq ft / 122 sq m



= Reduced headroom below 1.5m / 5'0"



**Second Floor**  
 379 sq ft / 35.2 sq m  
 (Including Reduced Headroom / Eaves)



**First Floor**  
 433 sq ft / 40.2 sq m

**Ground Floor**  
 501 sq ft / 46.6 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

