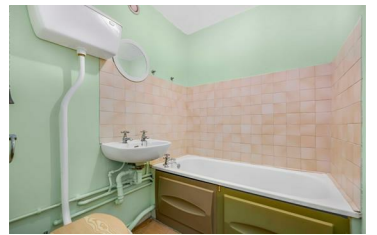




**JAMES  
ANDERSON**













## FOR SALE

**£325,000**

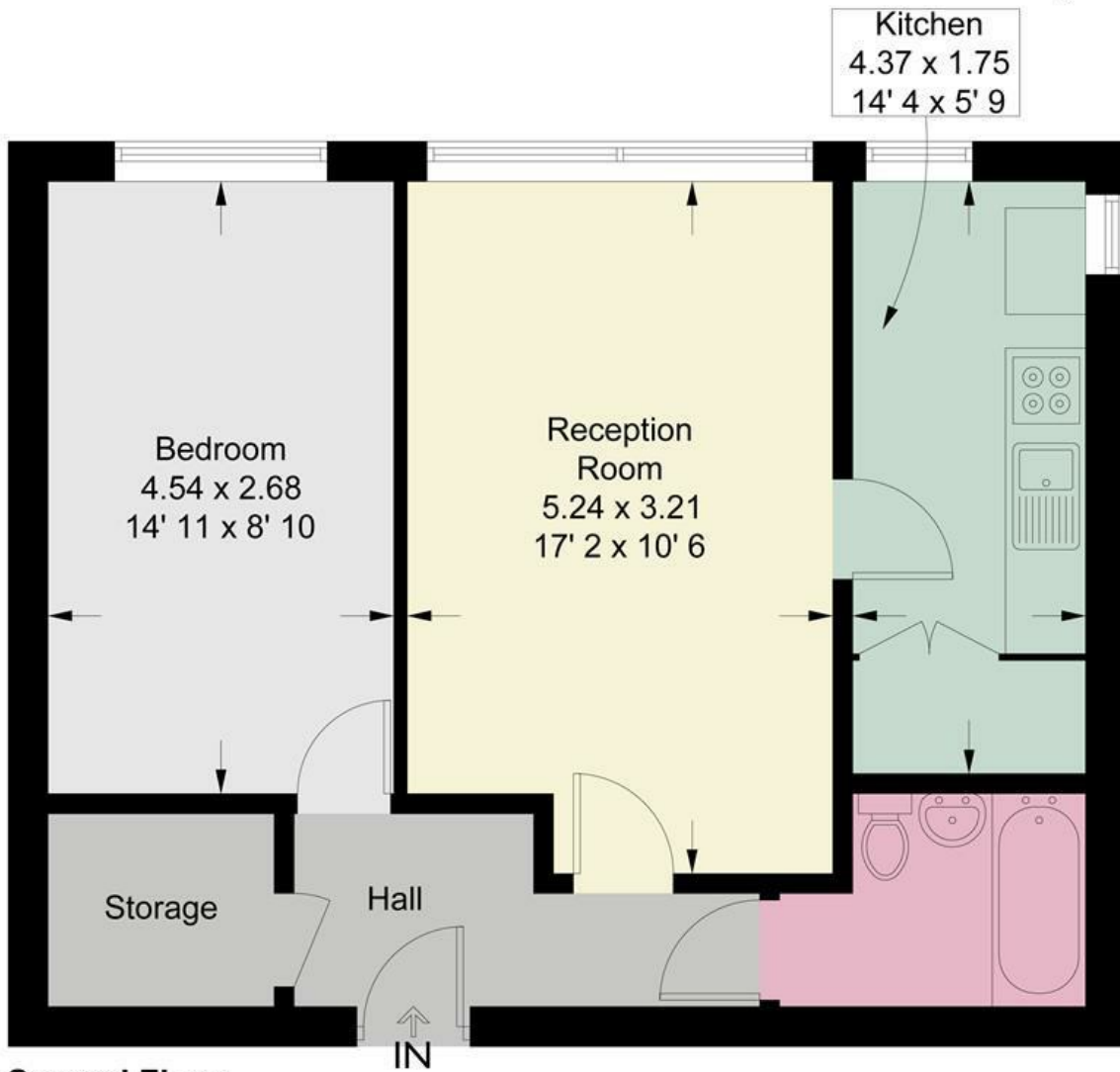
Boileau Road, Barnes, SW13

Guide Price

A purpose built apartment that is available for sale with no onward chain, neatly situated in the northern part of Barnes, within close proximity of local amenities and Hammersmith Bridge. The property is in need of updating, is located on the second floor, and offers spacious accommodation that includes a good size reception room that leads to a fitted kitchen. There is a bathroom and a good size double bedroom that leads from the main hallway. The property benefits from double glazing, communal residents heating, security entry system and a large cupboard in the hallway for useful storage. Heating and hot water is also included within the service charge. For the commuter Hammersmith's under ground and over ground network is also a short walk over the bridge. 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 to name a few.

-  One Bedroom
-  Bathroom
-  Spacious Reception Room
-  Kitchen
-  EPC Rating D / Council Tax C / Leasehold
-  Hammersmith Station
-  Excellent Local Schools
-  Needs Updating
-  No Onward Chain
-  Purpose Built Apartment





Second Floor

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>			
(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 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	

