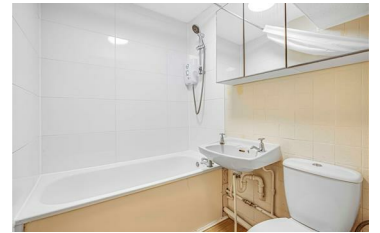




**JAMES
ANDERSON**



FOR SALE

£355,000

Boileau Road, Barnes, SW13

Guide Price

A well presented apartment neatly situated in the northern part of Barnes, within close proximity of local amenities and to Hammersmith Bridge. The property is located on the first floor and offers spacious accommodation that includes a good size reception room that leads to a modern fitted kitchen. There is a bathroom with a shower over, and a good size double bedroom that leads from the main hallway. The property benefits from ample storage in the living room, kitchen and bedroom, plus a large cupboard in the hallway. Heating and hot water is also included within the service charge. For the commuter Hammersmith's underground and overground 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. The property can also be purchased with the furniture in as an option, and is available for sale with no onward chain.

-  One Double Bedroom
-  Hammersmith Station
-  Bathroom
-  Excellent Local Schools
-  Sitting Room
-  Popular Residential Location
-  Modern Kitchen
-  Option To Include Furniture
-  EPC Rating C / Council Tax C / Leasehold
-  No Onward Chain

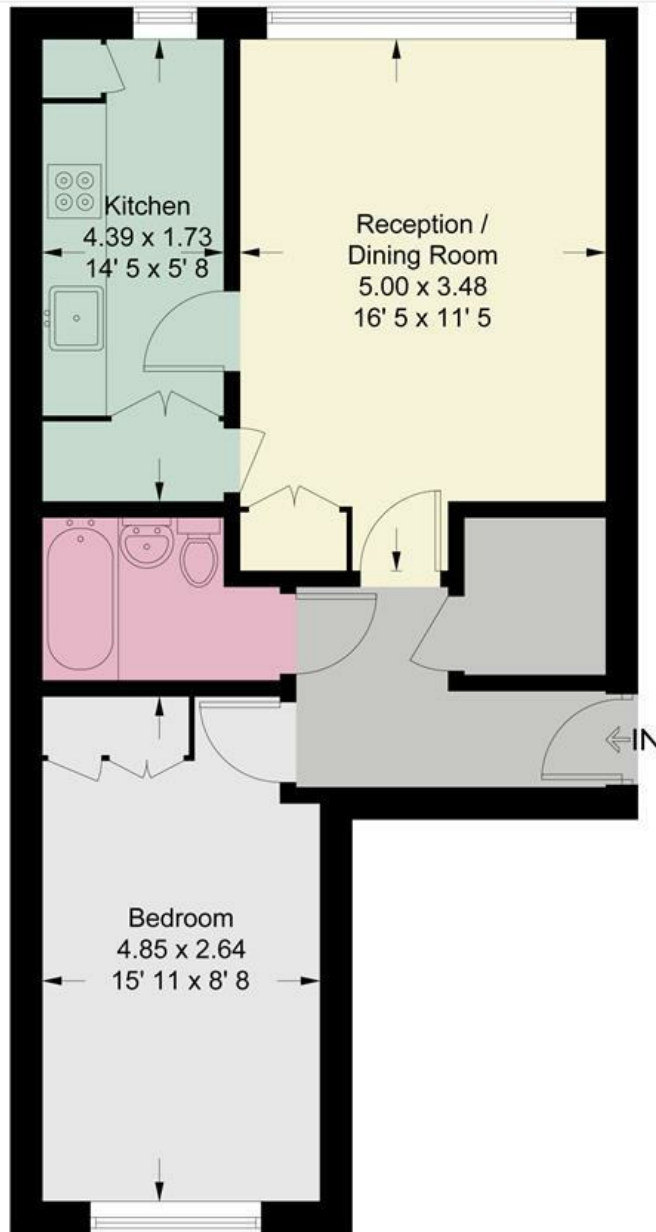


Boileau Road

Approximate Gross Internal Area = 524 sq ft / 48.7 sq m



**JAMES
ANDERSON**



First 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) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

