



JAMES  
ANDERSON








## FOR SALE

£2,175

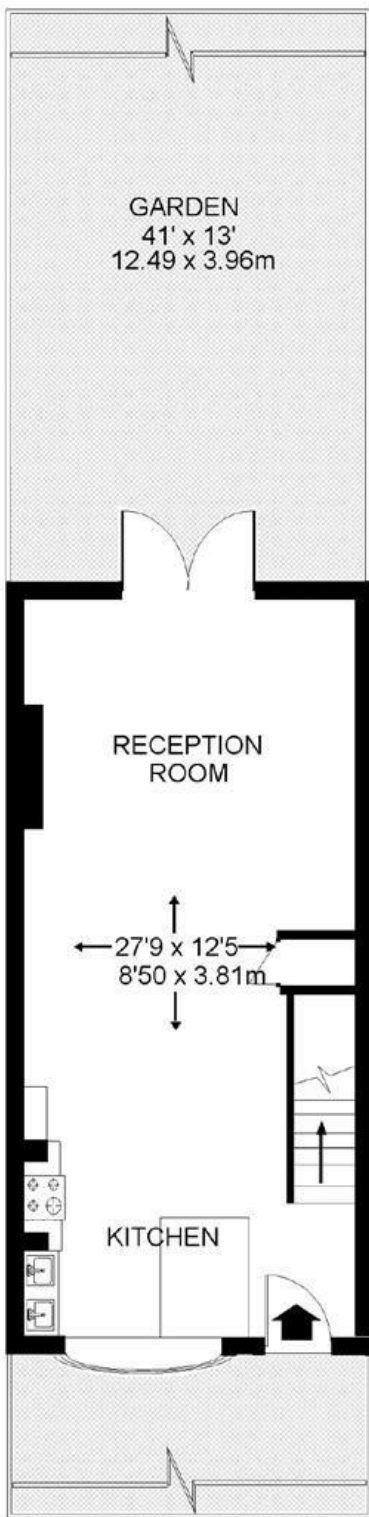
### Malthouse Passage, Barnes, SW13

Beautifully presented and characterful Victorian terraced cottage located in Barnes Village. The accommodation comprises spacious open plan reception room, attractive kitchen with a range of hand crafted units, master bedroom with ensuite bathroom, two further bedrooms and a shower room. The property further benefits from a landscaped south facing garden with patio leading to lawn.

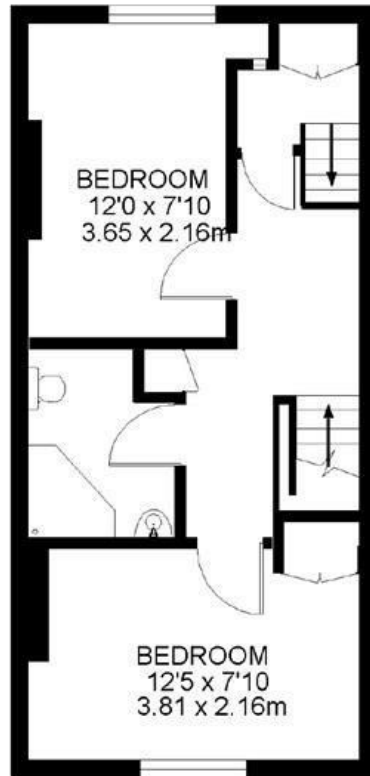
-  Victorian Cottage
-  Central Barnes Location
-  Spacious Reception Room
-  Kitchen
-  Three Bedrooms

-  Ensuite Bathroom
-  Shower Room
-  Landscaped Garden
- 
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>62</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	

