



**JAMES  
ANDERSON**



## FOR SALE

**£350,000**

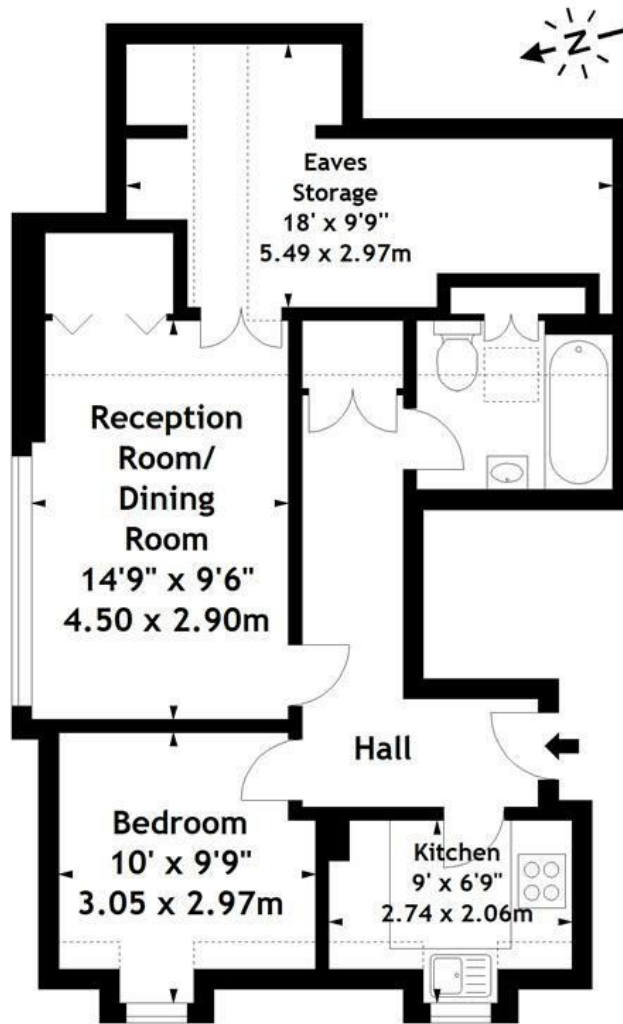
103 Madrid Road, Barnes, SW13

A light and spacious apartment located on the second floor of an attractive period building in a highly regarded location. The property is arranged to provide a double bedroom, a spacious reception room with large windows, built in storage, a modern fitted kitchen and a modern bathroom. Madrid Road is a popular road that is conveniently placed for the amenities of both Castelnau and Barnes Village. Barnes Bridge, and Barnes Stations provide a regular service into London Waterloo, whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include The 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 is available for sale with no onward chain.

-  One Double Bedroom
-  Modern Bathroom
-  Spacious Reception Room
-  Modern Fitted Kitchen
-  EPC Rating C / Council Tax C / Leasehold
-  Barnes/Hammersmith Stations
-  Excellent Local Schools
-  Popular Residential Location
-  Period Conversion
-  No Onward Chain



Madrid Road, SW13  
 Approx. Gross Internal Area  
 590 Sq Ft - 54.81 Sq M  
 (Including Eaves Storage)



Second Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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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>		76	78
(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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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