



JAMES
ANDERSON



FOR SALE

£1,050,000

Stillingfleet Road, Barnes, SW13

A modern three bedroom family house with a large garden conveniently located within easy access to The Hammersmith Bridge and Barnes Village. This well-presented end-terrace home is positioned on a corner plot of a highly desirable road in North Barnes, and offers further potential to extend. The current accommodation is arranged over two floors to provide a light and spacious reception room opening onto the garden, with a lovely modern kitchen/dining room, which also opens out to the garden. A cloakroom completes the ground floor accommodation. The first floor offers three double bedrooms, and two modern bathrooms, with the primary bedroom benefitting from en-suite facilities. Stillingfleet Road is just a short walk from the amenities of Barnes Village, with The River Thames and the beautiful Leg of Mutton Reservoir also being within easy reach. For the commuter Hammersmith Bridge is within walking distance with its extensive underground network into the city. Barnes features an excellent selection of schools, such as the local Lowther Primary School, The Harroddian School, The Swedish School, and The St Pauls School to name a few. The property is available for sale with no onward chain.



Three Bedrooms



Two Bathrooms & Cloakroom



Large Reception Room



Modern Kitchen/Dining Room



EPC Rating D / Council Tax E / Freehold



Hammersmith Station



Excellent Local Schools



Large Rear Garden (Corner Plot)



Potential To Extend (Subject to Usual Consent)



Modern Reconstructed End-Terrace House

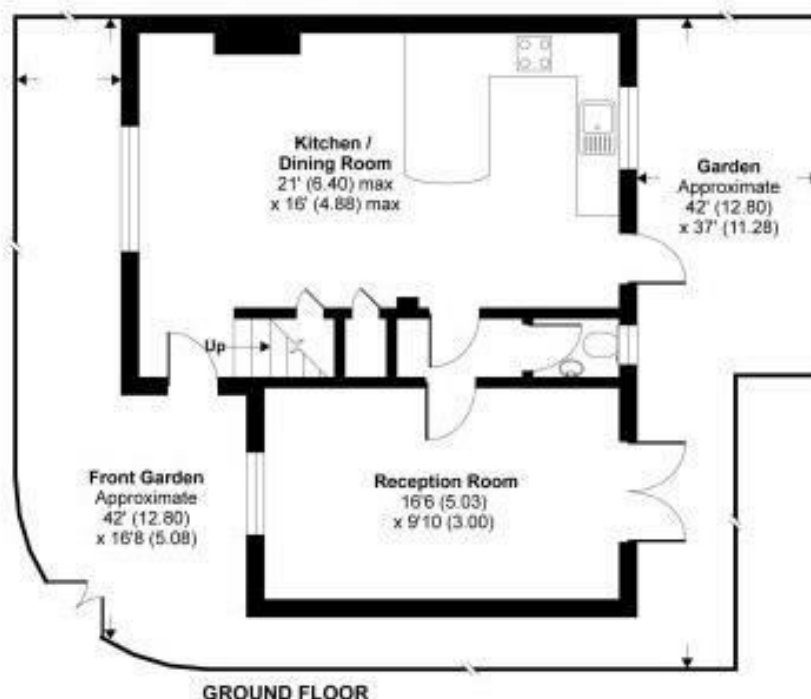


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

Stillingfleet Road, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 1066 SQ FT 98.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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	

