



**JAMES
ANDERSON**

Boileau Road
Barnes SW13
£950,000



Boileau Road Barnes SW13

A period terraced house with no onward chain neatly situated along a highly desirable residential road in Barnes, close to the local shops and amenities on nearby Castelnau and walking distance to the Hammersmith Bridge. The property is in need of updating, but offers potential to extend and refurbish as some of the neighbours have done, subject to the usual consents. The current accommodation is over two floors, and is arranged to provide three bedrooms, two of which have fitted wardrobes, and a bathroom on the first floor. The ground floor has a light and spacious double reception room, and a kitchen which leads out to a lean to area. The rear garden is a good size, in excess of 60 feet, and is mainly laid to lawn and enclosed. There are a number of excellent schools in the area, including The St Paul's School & St Paul's Juniors, The Harrodian and The Swedish School to name but a few. For the commuter, Hammersmith Station provides a frequent service to Clapham Junction, Vauxhall and London Waterloo. For London Underground services, Hammersmith, Putney Bridge and Richmond offer access into The West End and The City.















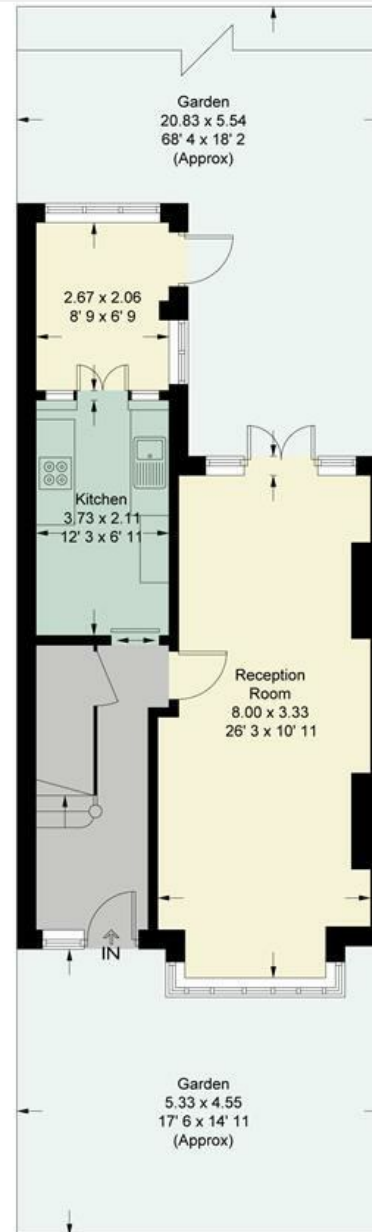


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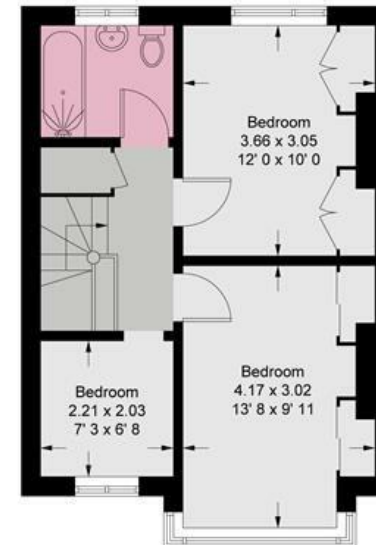
Approximate Gross Internal Area = 957 sq ft / 89 sq m



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Ground Floor
526 sq ft / 48.9 sq m



First Floor
431 sq ft / 40.1 sq m



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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.





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