



JAMES  
ANDERSON



## FOR SALE

£550,000

### St. Hildas Road, Barnes, SW13

A charming period conversion that is neatly situated close to the local shops and amenities on nearby Castelnau, and The Hammersmith Bridge. This ground floor property has been extended and refurbished with accommodation arranged to provide two bedrooms, a modern bathroom, living room and a lovely, modern kitchen/dining room, fitted with integrated appliances and attractive stone work-surfaces. There is a private rear courtyard garden that is mostly laid with paving. This property is available for sale with no onward chain. 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 and Barnes Stations provide a frequent service into central London. For London Underground services, Hammersmith, Putney Bridge and Richmond offer access into The West End and The City.



Two Bedrooms



Modern Bathroom



Sitting Room



Modern Kitchen/dining Room



EPC Rating C / Council Tax C / Share of Freehold



Hammersmith Station



Excellent Local Schools



Close to the River Thames



Private Courtyard Garden



Converted Ground Floor Flat



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

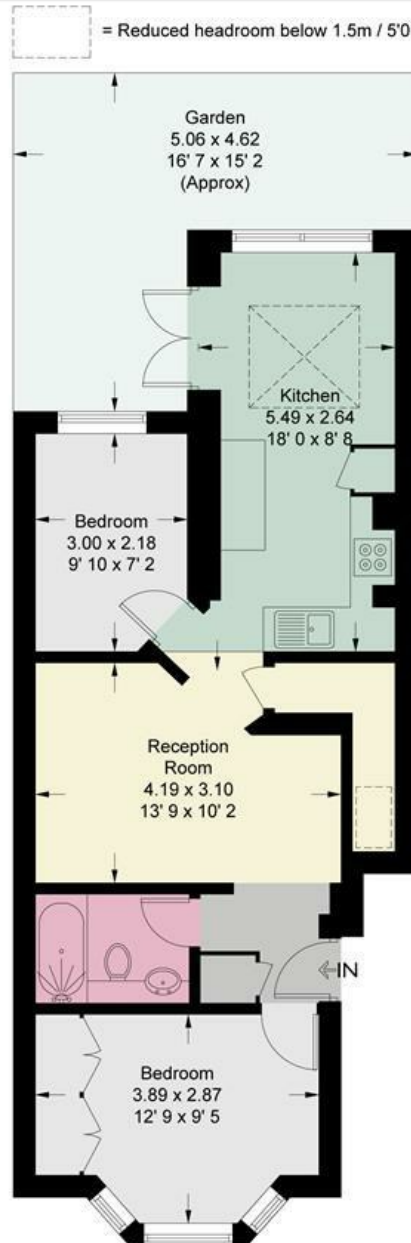
020 8876 0100

# Hildas Road

Approximate Gross Internal Area = 576 sq ft / 53.5 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 4 sq ft / 0.4 sq m



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**Ground 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) <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 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 |           |  |

