



**JAMES  
ANDERSON**



**FOR SALE**

**£1,000,000**

**Kilmington Road, Barnes, SW13**

A superb modernised family home neatly situated on a highly desirable road in North Barnes. The property offers impressive accommodation arranged over three floors (approx. 1150 sqft), with the ground floor comprising extended versatile living that provides an exceptional open-plan kitchen/dining/living area, with attractive wooden floors, fabulous vaulted ceiling, and bi-folding doors opening out to the rear garden. There is a separate reception at the front of the property, that could be used as another bedroom. On the first floor you will find two spacious bedrooms, both of which have use of a stylish family bathroom. There is a further double bedroom on the second floor that has a rear-facing Juliet balcony and a stylish en-suite with walk-in shower. The rear garden is good size for the area, and is mostly laid to lawn with decking and a south-westerly aspect. There is also space at the end of the garden for a home office, as some of the neighbours of done.

Kilmington Road is located perfectly for the local Lowther Primary School and there are regular bus services into Hammersmith to make use of its underground network. Barnes Bridge and Barnes Stations can be found back in the village which offer a direct service to London Waterloo. The property is conveniently placed for the local pubs, shops and amenities of Barnes Village, along with the local duck pond and The River Thames. The schools in the area include The St Paul's School, The Harrodian School, 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.

-  Three/Four Bedrooms
-  Two Stylish Shower/Bathrooms
-  Reception/Bedroom
-  Impressive Open Plan Kitchen/Living Room
-  EPC Rating C | Council Tax Band D | Freehold
-  Close to Hammersmith Station
-  Excellent Local Schools
-  No Onward Chain
-  Private Garden
-  Modernised Mid-Terrace Home

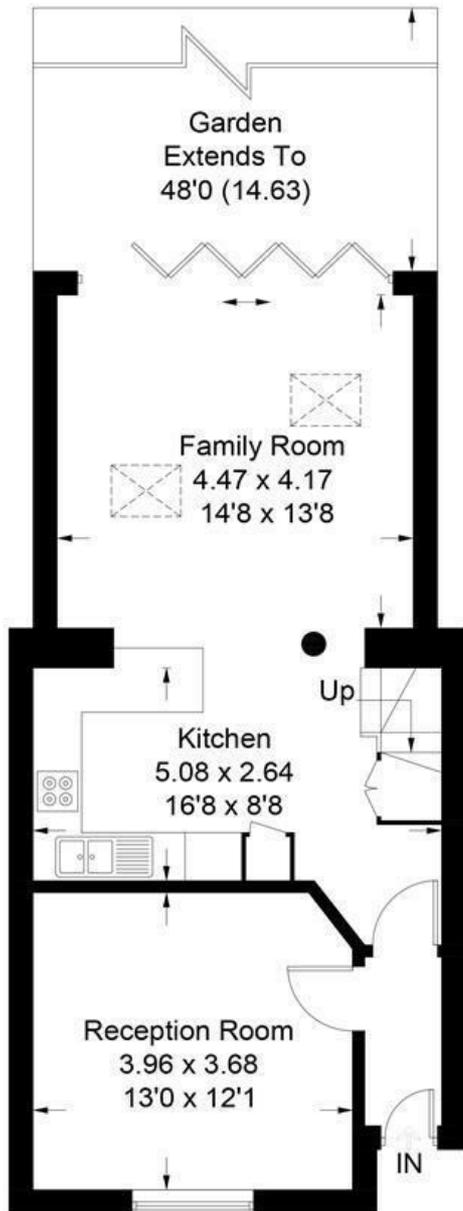


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020 8876 0100

# Kilminster Road, SW13

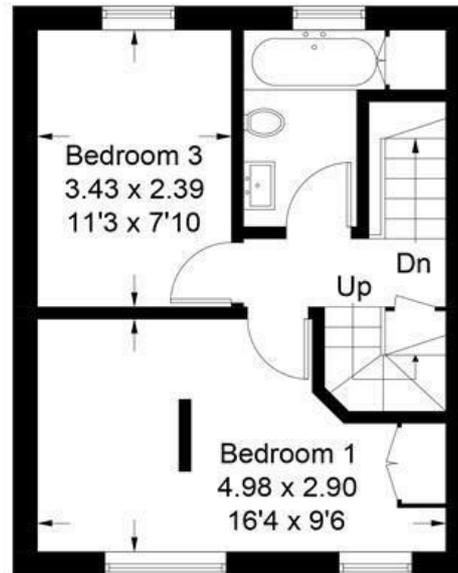
Approximate Gross Internal Area Total = 107.2 sq m / 1154 sq ft



**Ground Floor**  
Sq ft 571



**Room In Roof**  
Sq ft 230



**First Floor**  
Sq ft 353

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID403530)

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>			
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