



**JAMES
ANDERSON**



FOR SALE

£600,000

Nowell Road, Barnes, SW13

A mid-terrace house, neatly situated on a popular residential road in North Barnes. The property is currently arranged to provide two spacious bedrooms and a bathroom on the first floor, and a lovely dual aspect living/dining room and a kitchen on the ground floor, both of which lead from the entrance hall and have access out to the rear garden. The rear garden is a good size, with a paved terrace and garden area that is mostly laid to lawn with a shed at the rear. There is off road parking for car at the front of the property. The property is available for sale with no onward chain and is for cash buyers only being of non-standard construction.

Nowell 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.

-  Two Spacious Bedrooms
-  Bathroom
-  Dual Aspect Double Reception Room
-  Kitchen
-  EPC Rating C | Council Tax Band C | Freehold
-  Close to Hammersmith Station
-  Excellent Local Schools
-  Cash Buyers Only
-  Off Road Parking
-  Mid-Terrace House



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

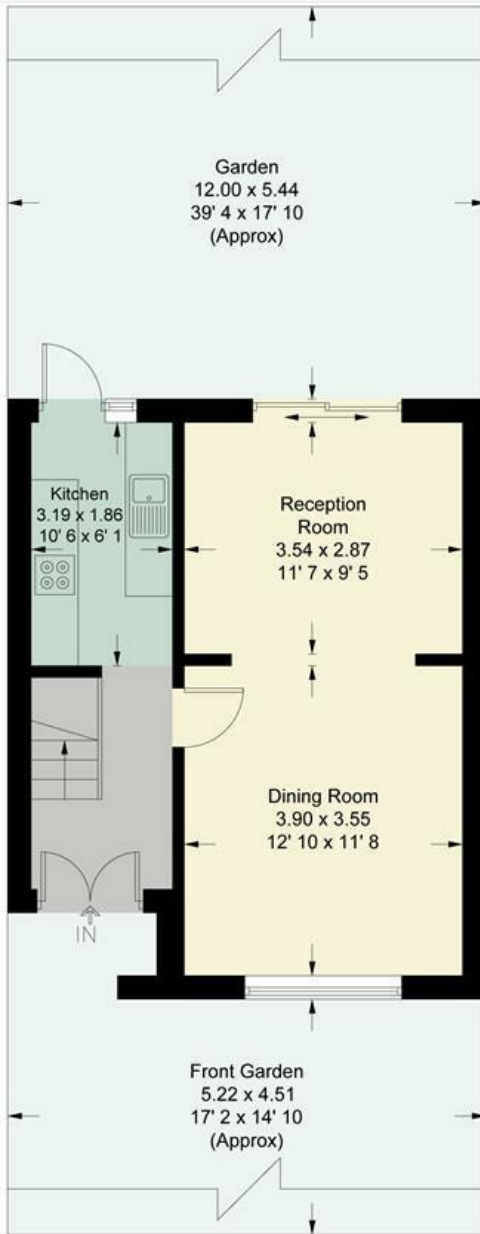
020 8876 0100

Nowell Road

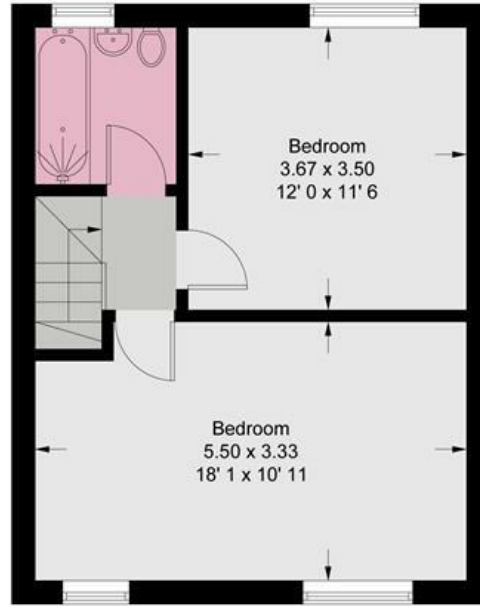
Approximate Gross Internal Area = 818 sq ft / 76 sq m



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Ground Floor
400 sq ft / 37.2 sq m



First Floor
418 sq ft / 38.8 sq m

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
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