



**JAMES
ANDERSON**

Boileau Road

London SW13

Offers In Excess Of £725,000



Boileau Road London SW13

A reconstructed mid-terraced house neatly situated on a popular residential road in North Barnes. The property currently has accommodation over two floors which is arranged to provide two double bedrooms and a family bathroom on the first floor, with a sitting room and an extended kitchen/dining room on the ground floor. The rear garden is a good size and has a southerly aspect. The property is in need of updating and has potential to extend as some of the neighbours have done. The property is available for sale with no onward chain.

In the village you will find a variety of shops, cafes, pubs and restaurants. There is also the duck pond, and the River Thames nearby. Barnes and Barnes Bridge stations provide a service into Waterloo, whilst there are good bus services to Richmond and Putney. Hammersmith underground is also nearby. The schools in the area include The St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, Lowther Primary, St Osmunds' (RC), and Barnes Primary School.

Some images have been digitally enhanced for presentation purposes. They may not reflect the current condition of the property.















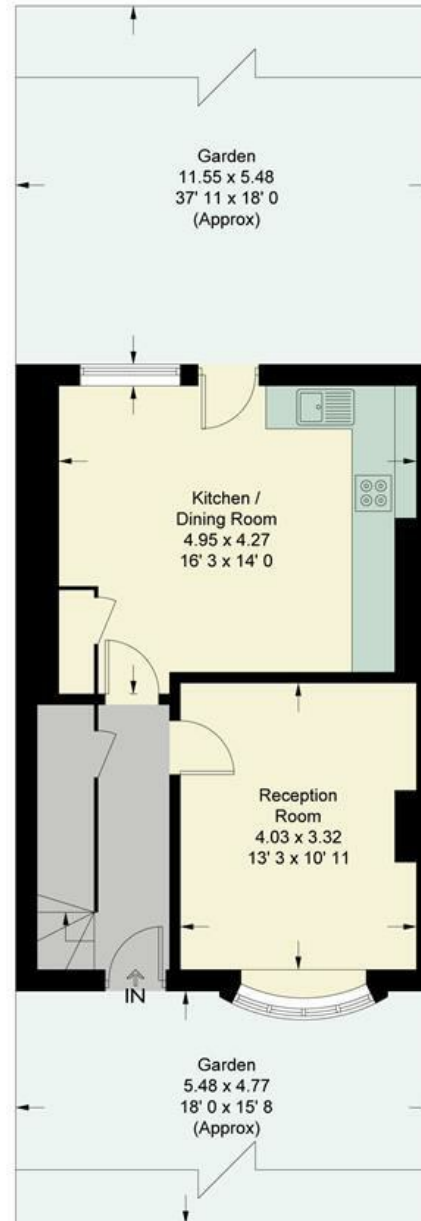


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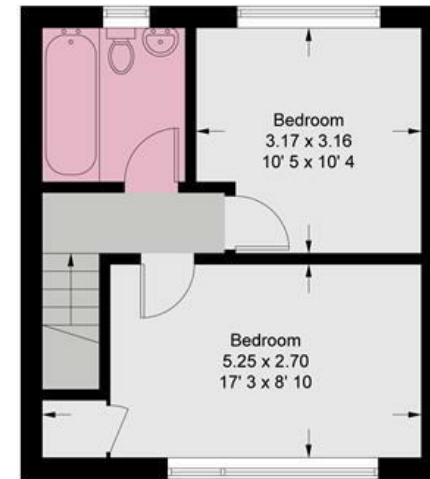
Approximate Gross Internal Area = 795 sq ft / 73.9 sq m



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Ground Floor
453 sq ft / 42.1 sq m



First Floor
342 sq ft / 31.8 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.





64 Barnes High Street
Barnes
SW13 9LD

020 8876 0100
sales@jabarnes.co.uk
www.jamesanderson.co.uk

