



JAMES
ANDERSON



FOR SALE

£1,500,000

Ullswater Road, Barnes, SW13

Guide Price

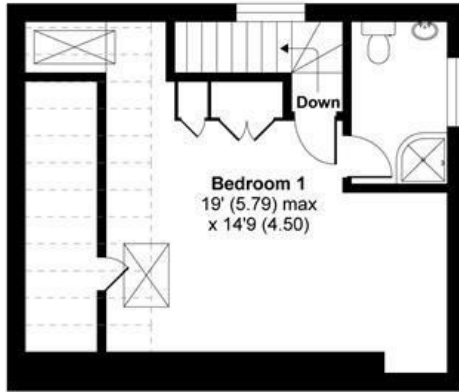
A nicely presented family home that provides an exceptional feeling of natural light and space, neatly situated in a highly desirable road. This fabulous, semi-detached house is located in a highly regarded location, convenient for the amenities of both Hammersmith and Barnes village. The property has spacious (approx. 1820 sq ft) accommodation over three floors and is arranged to provide a bay fronted double reception room, a large kitchen/diner/conservatory, a useful guest cloakroom, a principal bedroom with en-suite, three further double bedrooms and a luxury family bathroom. The property benefits from a large rear garden and is offered to market with no onward chain. Ullswater Road is located just moments from Barnes village and Hammersmith Bridge, providing convenient access to bus and underground rail services at Hammersmith Station. There are several renowned schools nearby, including St Paul's School, The Harrodian and The Swedish school.

-  Four Double Bedrooms
-  Two Modern Shower/Bathrooms
-  Double Reception Room
-  Open Plan Kitchen/Dining Room
-  EPC Rating D
-  Near Barnes & Hammersmith Station
-  Close To St Paul's School
-  Barnes Village Nearby
-  Approx. 80ft Rear Garden
-  End Of Chain

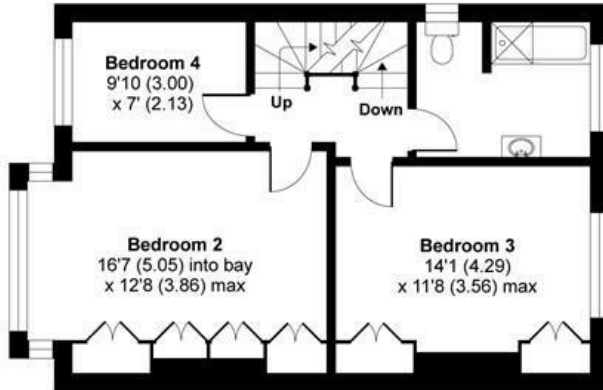


Ullswater Road, Barnes, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 1820 SQ FT 169.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

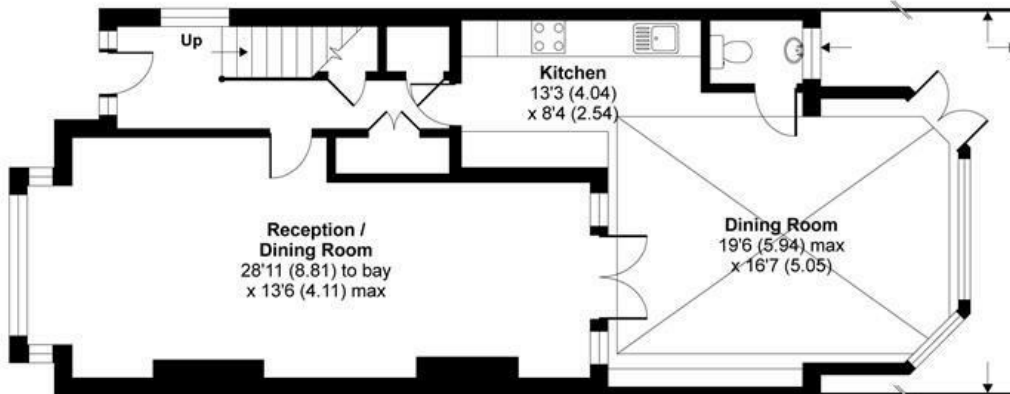


SECOND FLOOR



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR

Garden
Approximate
84'7 (25.8)
x 23'10 (7.26)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	62
(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		49	55
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

