



JAMES
ANDERSON



FOR SALE

£625,000

Lonsdale Road, Barnes, SW13

Guide Price

This elegant garden flat is ideally situated on a highly desirable residential road, convenient to Barnes High Street, with a variety of shops, cafes, pubs, and the delights of the River Thames directly opposite. Characterful and cosy, it occupies the ground floor of a lovely period building, and has the benefit of a private, enclosed rear garden. The property is arranged to provide two bedrooms, sitting room with attractive fireplace, a modern bathroom and a spacious kitchen/dining room with access out to the easily maintained garden with rear pedestrian access. The property is share of freehold and available for sale with no onward chain. The property is located just moments from Barnes village, providing convenient access to bus and underground rail services at Hammersmith Station. There are several renowned schools nearby, including St Paul's School, The Harroddian and The Swedish school.



Two Bedrooms



Modern Bathroom



Sitting Room



Spacious Kitchen/Dining Room



EPC Rating C / Council Tax D / Share Of Freehold



Barnes Bridge Station



Outstanding Local Schools



Private Rear Garden



No Onward Chain



River Thames Opposite



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

020 8876 0100



Lonsdale Road

Approximate Gross Internal Area = 773 sq ft / 71.8 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 7 sq ft / 0.7 sq m

Total = 780 sq ft / 72.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
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