



**JAMES
ANDERSON**



FOR SALE

£1,200,000

Stanton Road, Barnes, SW13

Guide Price

A charming, period semi-detached cottage that is in need of updating and neatly situated on a highly desirable road, which is off Barnes High Street and close to the village pond. The property is offered for sale with no onward chain and has accommodation over two floors that is arranged to provide three bedrooms and a bathroom on the first floor, with a spacious double reception room, attractive fireplace, separate dining room, cloakroom and a kitchen on the ground floor. The rear garden is a particular feature of this character home, which has south easterly aspect and is a good size. There is further potential to extend, as some of the neighbours have done, subject to the usual consents. 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 St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC), Barnes Primary School.



Three Bedrooms



Bathroom & Cloakroom



Double Reception Room & Dining Room



Kitchen



EPC Rating D



Barnes & Barnes Bridge Stations



Excellent Local Schools



No Onward Chain



Potential To Extend (STPP)



Charming Period Home



Stanton Road

Approximate Gross Internal Area = 1085 sq ft / 100.8 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 4 sq ft / 0.4 sq m
 Utility = 21 sq ft / 2 sq m
 Total = 1110 sq ft / 103.2 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		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

