



JAMES  
ANDERSON



## FOR SALE

**£1,350,000**

Ullswater Road, Barnes, SW13

Asking Price

A charming, period, semi-detached family home located on a highly desirable residential road in Barnes. This beautifully presented home has light and spacious accommodation arranged over three floors, with the ground floor providing a stunning bay fronted double reception room, a modern kitchen/breakfast room which leads onto the rear garden, a useful cloakroom and utility room. The first floor comprises two double bedrooms with fitted wardrobes, a study/single bedroom and a stylish modern shower room. The second floor offers a spacious principle bedroom, modern en-suite shower room, lounge area and a Juliet balcony. The rear garden is private and enclosed, with a paved area ideal for outside entertaining. 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.

Council Tax Band G = £3369

-  Four Bedrooms
-  Two Modern Shower Rooms
-  Spacious Double Reception Room
-  Modern Kitchen/Breakfast Room
-  EPC Rating E
-  Barnes/Hammersmith Station
-  Excellent Local Schools
-  Highly Desirable Road
-  Council Tax Band G = £3369
-  Freehold

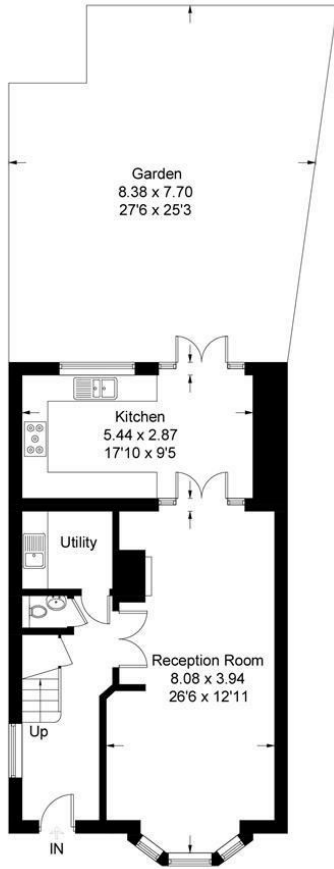


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

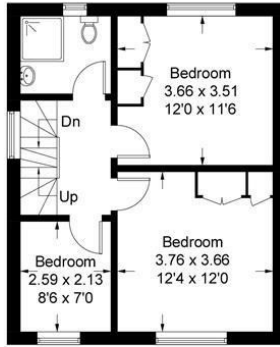
020 8876 0100

# Ullswater Road, SW13

Approximate Gross Internal Area = 149.4 sq m / 1608 sq ft  
(Including Eaves / Reduced Headroom)

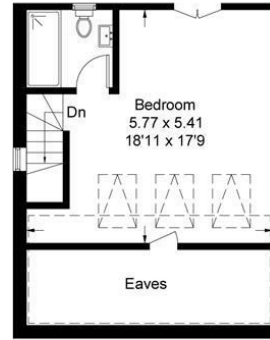


Ground Floor



First Floor

= Reduced Headroom



Second Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>45</b>	<b>69</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

