



JAMES
ANDERSON



FOR SALE

12 Rectory Road, Barnes, SW13

£785,000

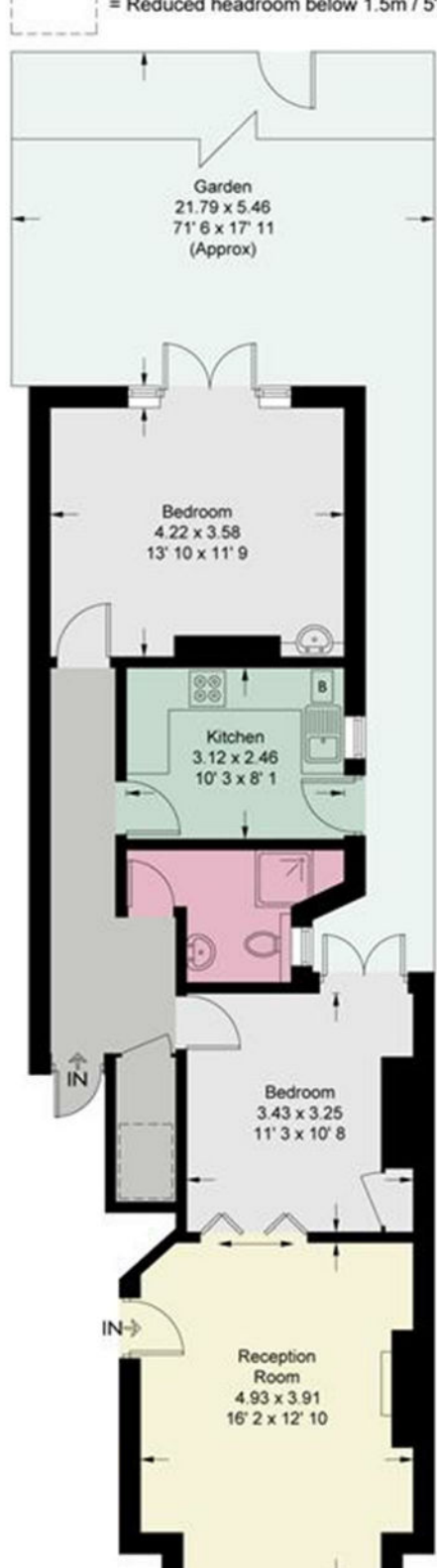
Guide Price

A period conversion neatly situated in one of the favoured residential roads in Barnes Village, close to the common, duck pond and Barnes railway station. The property is in need of complete refurbishment, but offers huge potential to extend and remodel, subject to usual consents, resulting in what could be a stunning, ground floor apartment with a large private rear garden. The accommodation is currently arranged to provide two bedrooms, a sitting room, kitchen and a shower room. The property is available for sale with no onward chain and currently has the freehold for the building. Rectory Road is in Barnes village, close to the high street where you will find a variety of shops, cafes, pubs and restaurants. There is also the duck pond, and the River Thames. 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) and Barnes Primary School.



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

020 8876 0100



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D	59	
(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	

