



JAMES
ANDERSON



FOR SALE

£1,100,000

Washington Road, Barnes, SW13

Guide Price

An extended and refurbished house neatly situated in a highly desirable road in Barnes, close to local shops and amenities. This modern end of terrace home has spacious accommodation over three floors which is arranged to provide four bedrooms, two stylish shower rooms (one en-suite) and a lovely family bathroom. There is spacious and light, open-plan living accommodation on the ground floor, with attractive wooden flooring, that incorporates a lovely modern kitchen, and a study/play room area to the front. There is an attractive, good size, enclosed, rear garden with side access. There are a number of excellent schools in the area, including St Paul's & St Paul's Juniors, The Harrodian and The Swedish School to name but a few. For the commuter, Hammersmith Station provides a frequent service to Clapham Junction, Vauxhall and London Waterloo. For London Underground services, Hammersmith, Putney Bridge and Richmond offer access into The West End and The City.



Four Bedrooms



Modern Family Bathroom & Two Shower Rooms



Light & Spacious Reception Room



Modern Kitchen Area



EPC Rating C / Council Tax C / Freehold



Hammersmith & Barnes Stations



Outstanding Local Schools



Enclosed Rear Garden



Nicely Presented



Modern End Terrace

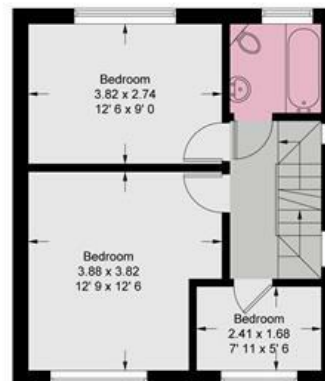


Washington Road

Approximate Gross Internal Area = 1311 sq ft / 121.8 sq m
 (Excluding Reduced Headroom / Eaves / Shed)
 Reduced Headroom / Eaves = 132 sq ft / 12.3 sq m
 Total = 1443 sq ft / 134.1 sq m



□ = Reduced headroom below 1.5m / 5'0"



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	86

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

