



JAMES
ANDERSON



FOR SALE

£995,000

Boileau Road, Barnes, SW13

Guide Price

A period semi-detached house with no onward chain and a garage, neatly situated along a highly desirable residential road in Barnes, close to the local shops and amenities on Castelnau. The property is in need of updating, but offers potential to extend and refurbish as some of the neighbours have done, subject to the usual consents. The current accommodation is over two floors, and is arranged to provide three bedrooms, two of which have fitted wardrobes, with a shower room and separate cloakroom on the first floor. The ground floor has a light and spacious front reception room, and a fitted kitchen which is open plan to an extended reception/dining room and a bathroom at the rear of the property. The rear garden is a good size and enclosed with a gate at the rear which leads to a single garage in a block (nearest the gate). There is vehicular access from the garage block out to Castelnau. 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.



Three Bedrooms



Family Bathroom, Shower Room & Cloakroom



Light & Spacious Reception Rooms



Kitchen



EPC Rating (tbc) / Council Tax F / Freehold



Hammersmith Station



Excellent Local Schools



Garage At Rear



No Chain / In Need Of Updating



Period Semi-Detached House



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

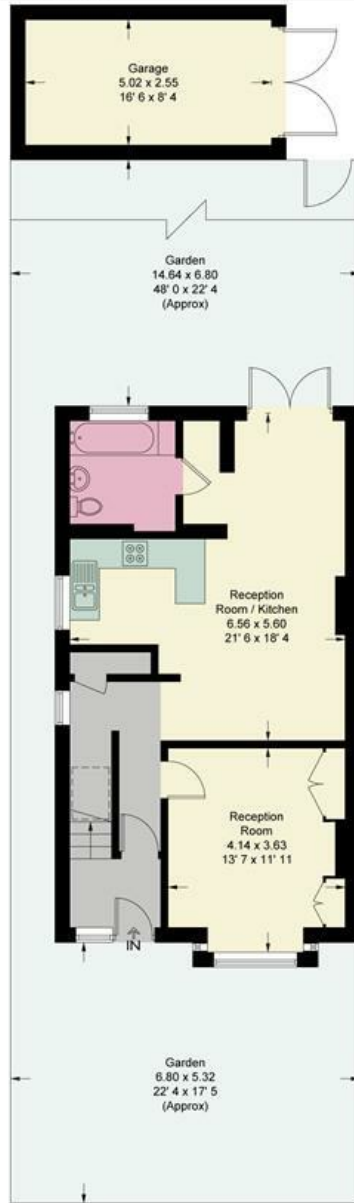
020 8876 0100

Boileau Road

Approximate Gross Internal Area = 1113 sq ft / 103.4 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 8 sq ft / 0.8 sq m
 Garage = 141 sq ft / 13.1 sq m
 Total = 1262 sq ft / 117.3 sq m



**JAMES
ANDERSON**



Ground Floor
635 sq ft / 59 sq m
(Including Reduced Headroom)



= Reduced headroom below 1.5m / 5'0"



First Floor
486 sq ft / 45.2 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
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		

