



JAMES  
ANDERSON



## FOR SALE

**£775,000**

Malthouse Passage, Barnes, SW13

Guide Price

Period, end of terrace cottage, set in a picturesque setting, tucked away within Barnes Village, just moments from Barnes Bridge Station and the River Thames. This charming home has accommodation over two floors which is arranged to provide two receptions, with attractive wooden flooring and a fireplace in the sitting room, which then leads from the dining area to a modern kitchen, with tiled floor and access to a useful utility area, and a shower room. There are two double bedrooms and an en-suite bathroom on the first floor. The cottage is further enhanced by attractive, front and rear gardens. This property is also available with no onward chain. Malthouse Passage is conveniently placed for the amenities of Barnes Village and White Hart Lane. For the commuter Barnes Bridge station is a short walk away. 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.



Two Double Bedrooms



En-Suite Bathroom & Downstairs Shower Room



Two Reception Rooms



Modern Kitchen & Utility Area



EPC Rating D / Council Tax E / Freehold



Barnes Bridge Station



Excellent Local Schools



Front & Rear Gardens



No Onward Chain



Period End Terrace Cottage



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

020 8876 0100

# Malthouse Passage

Approximate Gross Internal Area = 854 sq ft / 79.3 sq m



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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) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
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