



JAMES  
ANDERSON



## FOR SALE

**£950,000**

17 Madrid Road, Barnes, SW13

Guide Price

A spacious (over 1200 sq ft), period maisonette located on one of the nicest roads in Barnes village, just a short walk to the River Thames, the beautiful duck pond, and Barnes Common. This character home has accommodation over the first and second floors of this attractive period building, and is arranged to provide three spacious bedrooms, all with fitted wardrobes/storage, with the principle bedroom also having a lovely view over the rear garden. There is a modern shower room on the first floor, with a modern family bathroom on the second floor. There is a spacious kitchen/breakfast room, large, bright reception/dining room with attractive bay window, and a useful utility room that has access down to the garden. The property offers an abundance of light, and further benefits from the rear section of the rear garden, plus a share of the freehold. 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, Istock Place School, St Osmunds' (RC) and Barnes Primary School.

-  Three Spacious Bedrooms
-  Modern Shower Room, Bathroom & Utility Room
-  Spacious Light Reception/Dining Room
-  Kitchen/Breakfast Room
-  EPC Rating D / Council Tax E / Share Of Freehold
-  Barnes/Barnes Bridge Station
-  Excellent Local Schools
-  No Onward Chain
-  Rear Section Of Rear Garden
-  Period Upper Masionette



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020 8876 0100



# Madrid Road

Approximate Gross Internal Area = 1219 sq ft / 113.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 195 sq ft / 18.1 sq m  
 Total = 1414 sq ft / 131.4 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
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>64</b>	<b>77</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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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