



JAMES
ANDERSON



FOR SALE

£1,175,000

Westfields Avenue, Barnes, SW13

A stunning Victorian house located in a highly regarded location. This fantastic home offers balanced accommodation that is arranged to provide a master bedroom with en suite, two further double bedrooms, a large family bathroom/wc, a through reception room and a modern kitchen/breakfast room. The property is enhanced by a south facing garden and offers scope to further extend (SUC). Westfields Avenue is conveniently placed for the amenities of White Hart Lane and Barnes village. Barnes Bridge station is also a short distance away with local bus services providing a regular service into Hammersmith with its underground network.



Three Bedrooms



Two Bathrooms



Through Reception Room



Modern Kitchen/Breakfast Room



Victorian House



Near Barnes Bridge Station and Local bus services



"Outstanding" Barnes Primary School Catchment (2017 figs)



Little Chelsea Location



South Facing Garden

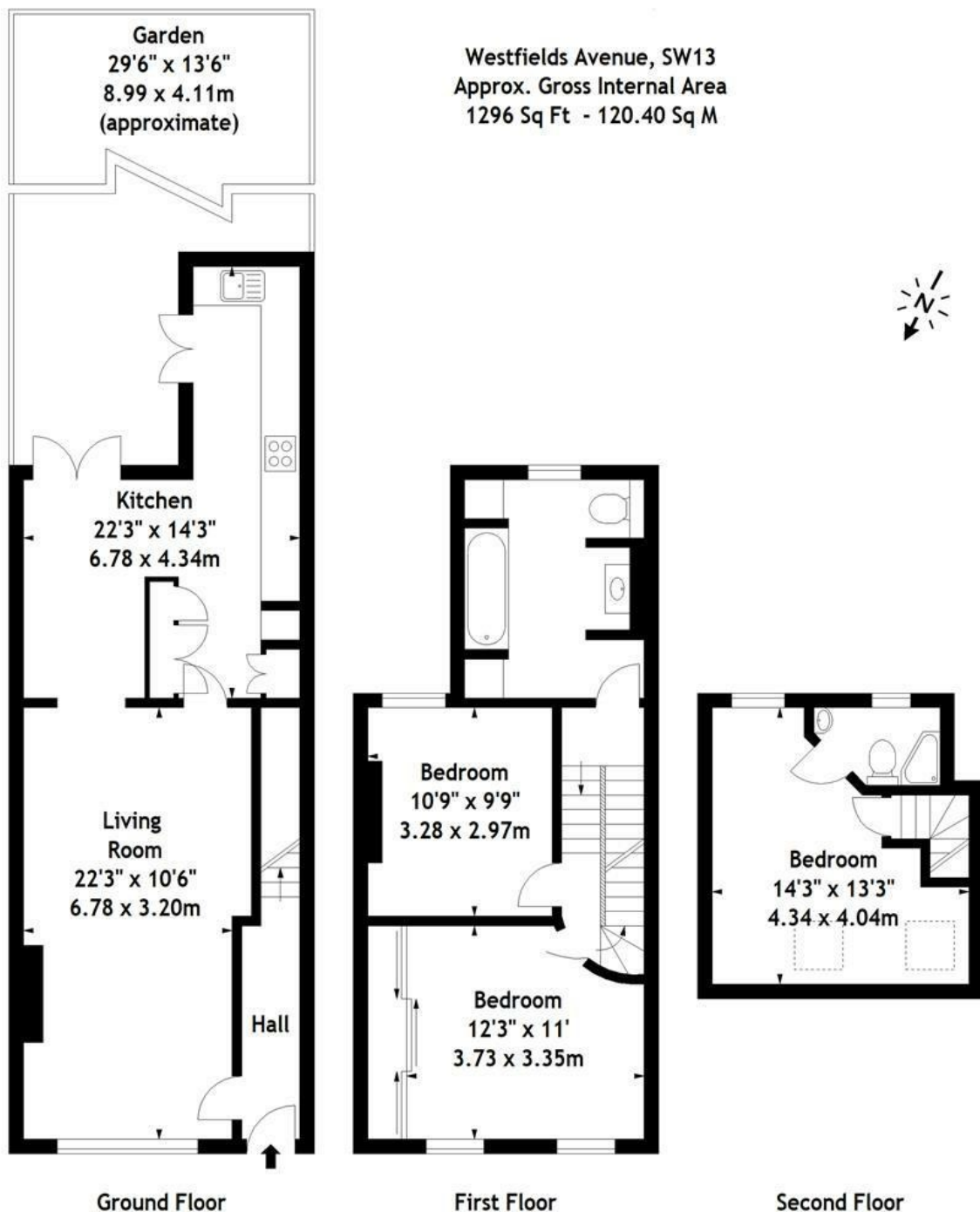


Beautifully Presented



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

020 8876 0100



This plan is for layout guidance only. Not drawn to scale unless stated.
Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	42	
(21-38) F		
(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		57
(39-54) E	35	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

