



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

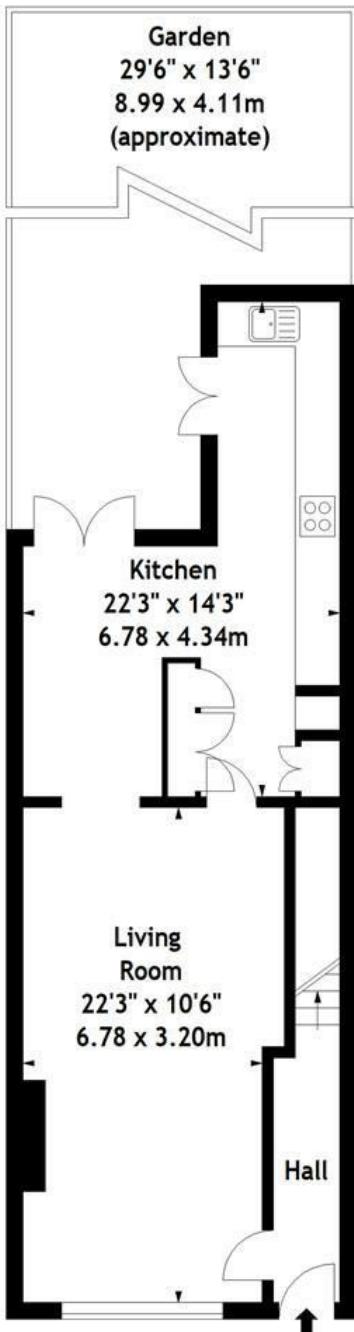
South Facing Garden

Beautifully Presented

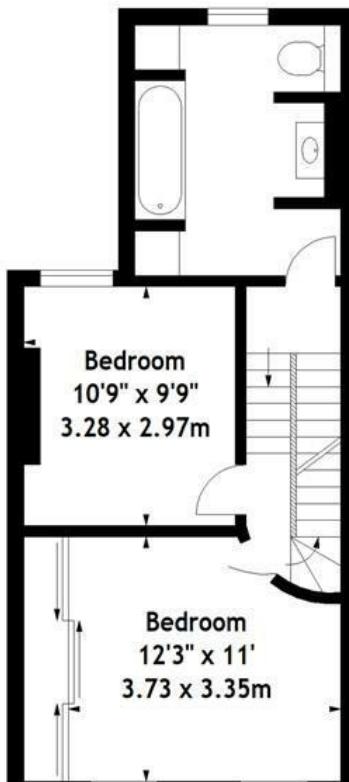


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100



Westfields Avenue, SW13
Approx. Gross Internal Area
1296 Sq Ft - 120.40 Sq M



Ground Floor

First Floor

Second Floor

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		
(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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

