



Westmoreland Road

Barnes, SW13

Guide Price
£2,000,000

A wonderful opportunity to purchase this semi detached house located on this prime road in Barnes with a superb 87 ft south facing garden.

This property is presented in a clean and tidy condition but offers plenty of scope to extend and develop considerably, subject to planning permission. Currently comprising an entrance hall, cloakroom, a double reception room, a kitchen/breakfast room, three double bedrooms, a family bathroom and spacious, unconverted loft space.

Westmoreland Road is a popular residential road in Barnes, located a short distance to the Pond and Barnes Green (250 m Google Maps). Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites and award-winning restaurants.

Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent mainline services into London Waterloo. There are regular bus routes towards Hammersmith Bridge (currently open to foot traffic), which benefits from an underground network and further buses.

There are some excellent schools in the area, including St Paul's Boys & Juniors, The Harrodian and The Swedish School and St Odmond's Primary, Barnes Primary and Lowther Primary schools.

CHESTERTONS



Westmoreland Road

Barnes, SW13

- A Semi Detached House
- Generous 87 ft South Facing Garden
- Popular Road in Barnes
- Moments From The Pond (250m Google Maps)
- Plenty of Potential to Develop / Extend STPP
- Chain Free
- EPC Rating D



Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough Of Richmond Upon Thames

Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		86
(81-91)	C		
(69-80)	D	59	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			

England, Scotland & Wales EU Directive 2002/91/EC

Chestertons Barnes Village Sales

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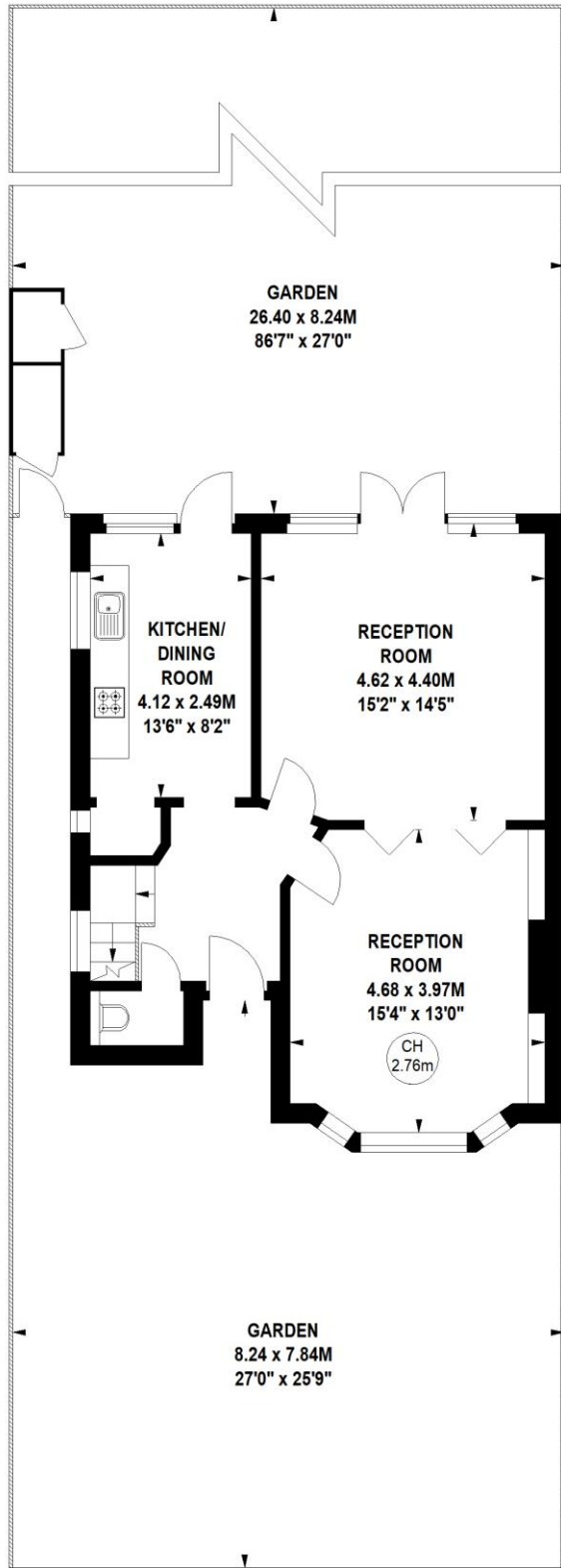
Approximate gross internal area

164.71 sq m / 1773 sq ft

(Including Loft)

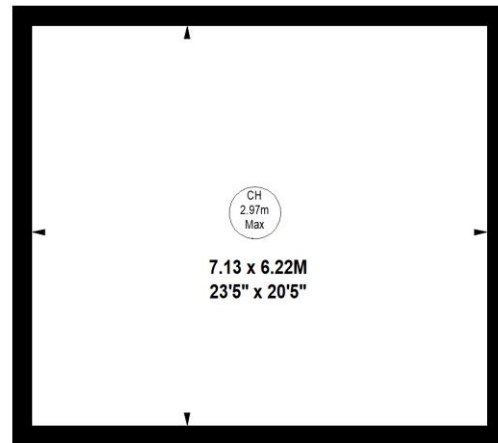
Loft

44.31 sq m / 477 sq ft

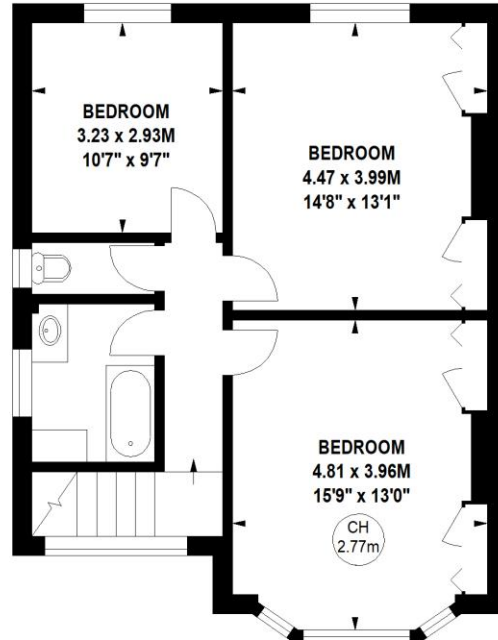


Ground Floor

Key :
CH - Ceiling Height



Loft



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

