



## Washington Road - Barnes, SW13

Asking Price

£625,000

Ripe for development is the unmodernised and unreconstructed semi-detached house on a popular road in Barnes. Currently with two bedrooms and a bathroom on the first floor, an open plan reception / kitchen area on the ground floor.

There is partial off street parking and scope to extend and develop extensively, subject to planning permission.

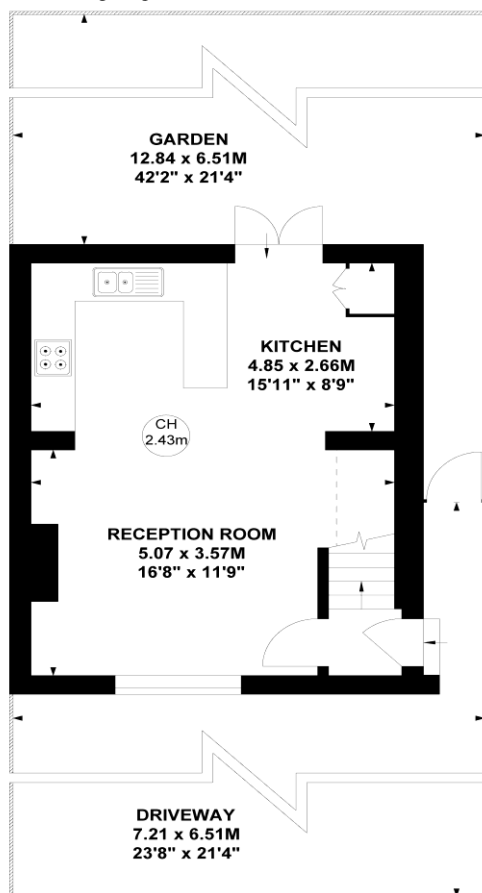
Cash buyers only.

**CHESTERTONS**

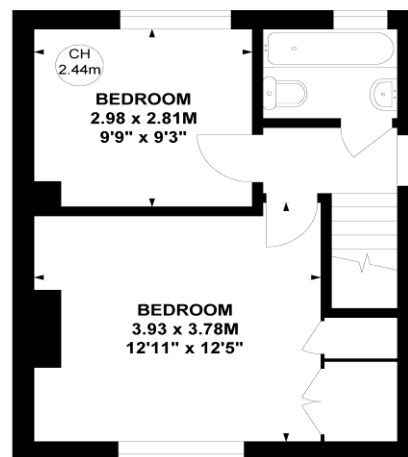
# Washington Road, SW13

Approximate gross internal area  
65.01 sq m / 699 sq ft

Key :  
CH - Ceiling Height



**Ground Floor**



**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

**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Chestertons Barnes Village Sales

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