



Westmoreland Road

Barnes, SW13

Asking Price
£1,750,000

A semi detached house located on south side of this prime road in Barnes with a superb 87 ft garden, a wide plot, off street parking and enormous potential to redevelop.

This property is offered to the market chain free with plenty of scope to extend and develop, subject to planning permission. Currently comprising an entrance hall, a front reception room, a rear reception room, a conservatory, a kitchen, three double bedrooms, a family bathroom, w/c and a 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

- An Unmodernised Semi Detached House
- Prime Barnes Village Road
- South Facing 87 ft Garden
- Off Street Parking
- Scope to Extend and Develop 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	(81-91)		84
C	(69-80)		
D	(55-68)	60	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Chestertons Barnes Village Sales

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Approximate gross internal area
192.82 sq m / 2075 sq ft
 (Including Loft & Garage)

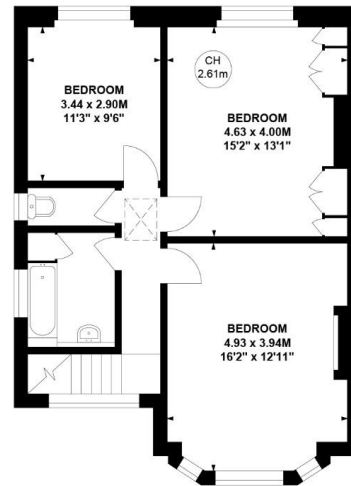
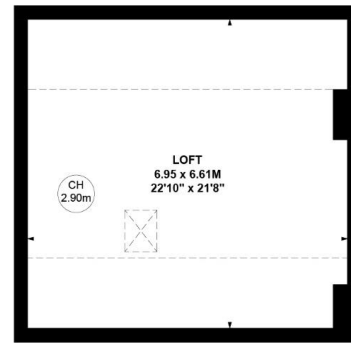
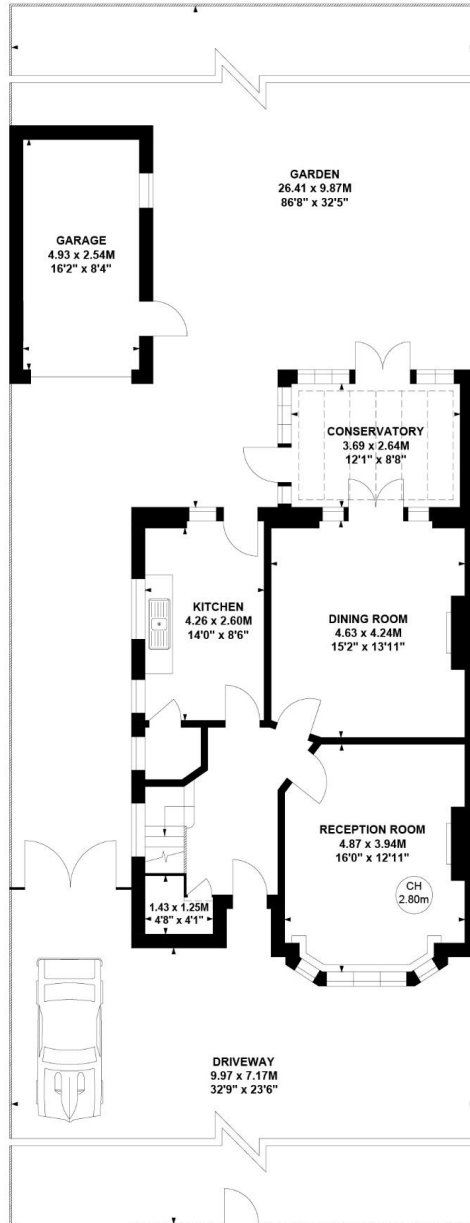
Loft

46.20 sq m / 497 sq ft

Garage

12.52 sq m / 134 sq ft

Key :
 CH - Ceiling Height



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