



Washington Road

Barnes, SW13

Asking Price £975,000

A well-presented and extended house, in this popular area of Barnes, close to Lowther Primary School. This generous four-bedroom property offers approximately 1,265 sq. ft. of internal space and boasts a lovely 35 ft. garden facing south west.

Comprising, on the ground floor, a double reception room through to the extended and modern kitchen, with a vaulted ceiling allowing for plenty of natural light. There is a handy utility room and a ground floor shower room. On the first floor, there are two double bedrooms, a single bedroom or study and a main bathroom. On the top floor, there is a further bedroom and plenty of eaves storage space.

Washington Road is located just off Verdun Road and Castelneau. The location offers a balance of village-style living and convenient commuting. Close by, there is a parade of amenities and independent eateries, whilst nearby Barnes Village is home to the well-known duck pond and a weekly farmers' market. The Village further offers an array of boutiques, cafés and High Street favourites, including the Olympic Cinema and Restaurant and Rick Stein's on the river.

CHESTERTONS



Washington Road

Barnes, SW13

- Well-Presented Terraced House
- Open-Plan Reception Room & Dining Room
- Extended Kitchen & Separate Utility Room
- Four Bedrooms & Two Bathrooms
- Lovely South-West Facing Garden
- EPC Rating D



Transport and Schooling

There are some excellent schools in the area, including renowned St. Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools include Lowther and St. Osmund's.

Hammersmith Station is the closest transport hub, with four underground rail lines (Hammersmith Bridge currently open to pedestrian and cycle traffic only). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge.

Tenure: Freehold

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	B		
(81-91)	C		78
(69-80)	D	58	
(55-68)	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 Sales

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Approximate gross internal area

117.52 sq m / 1265 sq ft

(Including Eaves Storage)

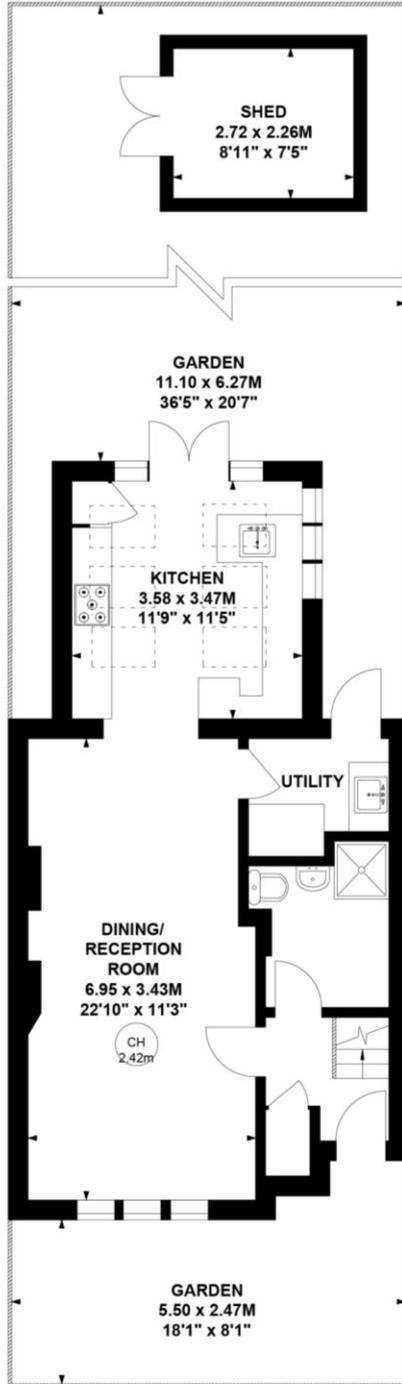
Eaves Storage

10.00 sq m / 108 sq ft

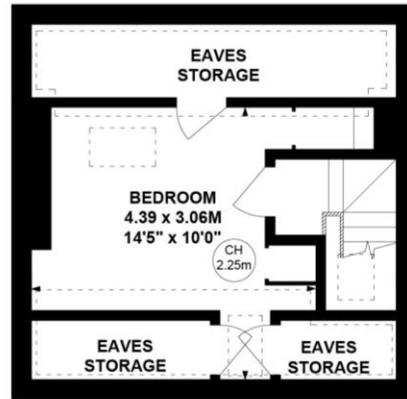


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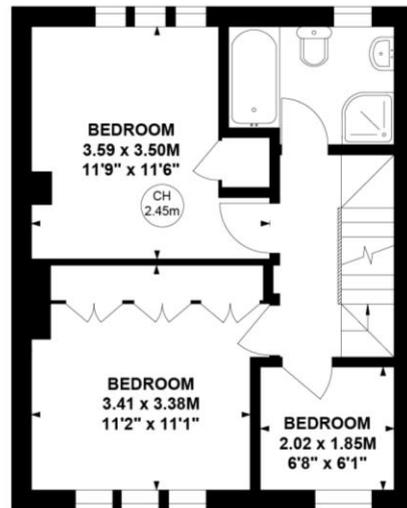
CH - Ceiling Height



Ground Floor



Second 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

