



**JAMES
ANDERSON**






FOR SALE

£950,000

Barnes Avenue, Barnes, SW13

Price

A lovely end of terrace family home with plenty of off road parking and a good size rear garden that backs onto Castelnau Recreation Ground. The property has spacious accommodation over two floors, which is arranged to provide three bedrooms and a bathroom on the first floor, with a spacious dual aspect living/dining room and a kitchen on the ground floor. There is access from the living area and the kitchen out to the rear garden. The rear garden is a good size, enclosed and private, with decked areas and is mostly laid to lawn. There is access down the side of the property to a driveway at the front providing ample parking. The property could be extended to create more space, as some of the neighbours have done, subject to the usual consents. Barnes Avenue is conveniently placed for the amenities of Barnes and Hammersmith. For the commuter Hammersmith's underground and overground network is also a short walk over the bridge. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School to name a few.

-  Three Bedrooms
-  Bathroom
-  Spacious Dual Aspect Living Room
-  Kitchen
-  EPC Rating D / Council Tax C / Freehold
-  Hammersmith Station
-  Excellent Local Schools
-  Good Size Rear Garden
-  Driveway Parking At The Front
-  End Terrace House



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

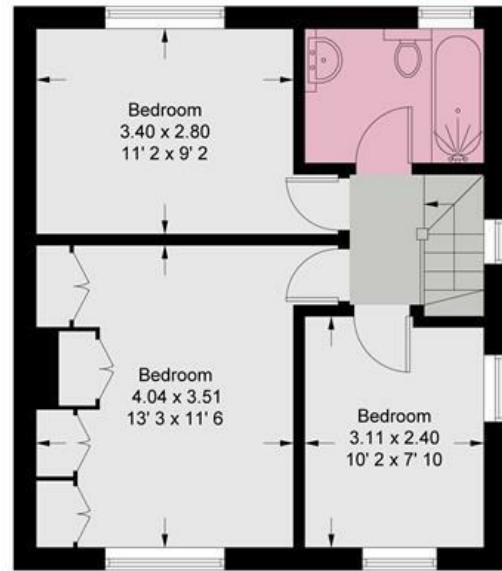
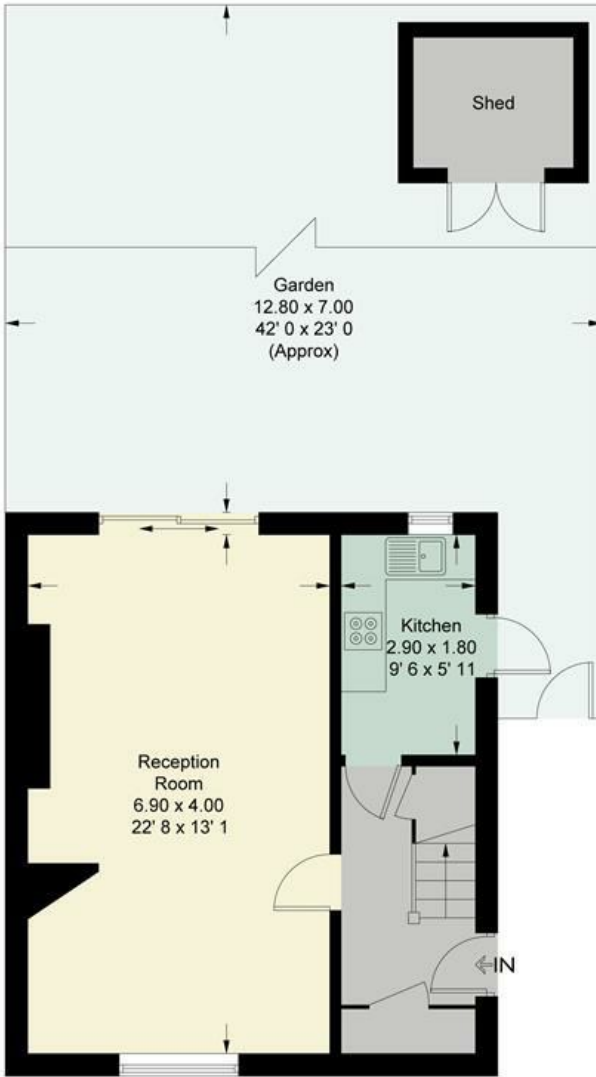
020 8876 0100

Barnes Avenue

Approximate Gross Internal Area = 904 sq ft / 84 sq m
(Excluding Shed)



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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	

