



**JAMES  
ANDERSON**



## FOR SALE

**£1,250,000**

### The Hermitage, Barnes, SW13

Guide Price

A well-presented mid-terraced family home neatly situated in a quiet cul-de-sac just off Grange Road in the heart of Barnes village. This light and spacious property has accommodation arranged over three floors to provide four bedrooms, the principal bedroom being on the second floor, which has a modern en-suite shower room, whilst the three bedrooms on the first floor have use of a recently fitted family bathroom. There is a balcony that leads from one of the front facing bedrooms which has a southerly aspect. The ground floor accommodation leads from a hallway to a 23ft living room, cloakroom and a modern fitted contemporary kitchen, with stone worktops, that leads to a light and spacious dining conservatory. There is an enclosed rear courtyard garden that has rear access. The front garden is south facing. The Hermitage is in Barnes village, close to the high street where you will find a variety of shops, cafes, pubs and restaurants. There is also the duck pond, and the River Thames. Barnes and Barnes Bridge stations provide a service into Waterloo whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include St Paul's School, The Harroddian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School. The property is also for sale with no onward chain.



Four Bedrooms



Modern Family Bathroom, Cloakroom & En-Suite



23ft Sitting/Dining Room



Contemporary Kitchen With Stone Worktops



EPC Rating C / Council Tax E / Freehold



Barnes & Barnes Bridge Station



Excellent Local Schools



Dining Room/Conservatory



Cul-De-Sac Village Location



No Onward Chain



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

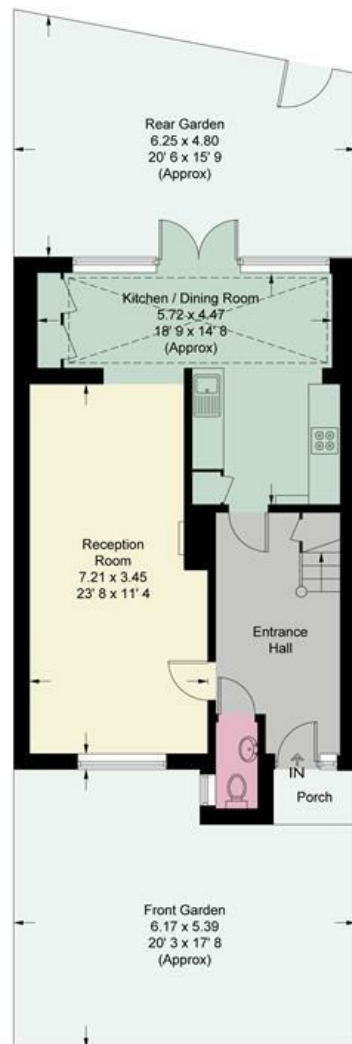
020 8876 0100

# The Hermitage

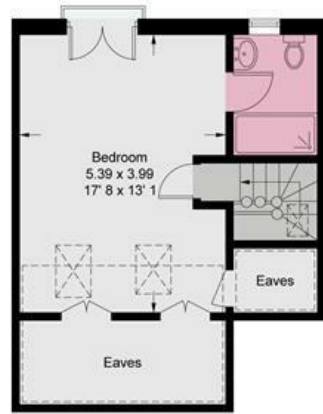
Approximate Gross Internal Area = 1359 sq ft / 126.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 129 sq ft / 12 sq m  
 Total = 1488 sq ft / 138.3 sq m



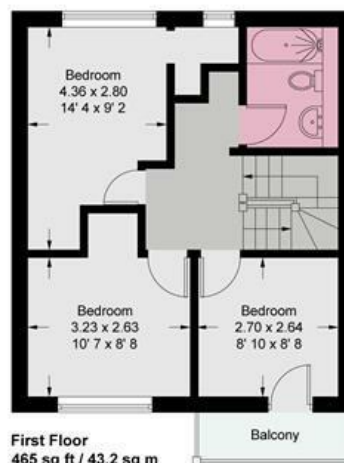
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
610 sq ft / 56.7 sq m



**Second Floor**  
413 sq ft / 38.4 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
465 sq ft / 43.2 sq m



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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>76</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

