



**JAMES
ANDERSON**



FOR SALE

£525,000

Lonsdale Road, London, SW13

Asking Price

A purpose built, split level maisonette neatly situated directly opposite the picturesque reservoir on Lonsdale Road in Barnes. This light and spacious property offers accommodation over two floors, that is arranged to provide three bedrooms, a fitted bathroom/wc, with a separate cloakroom, a spacious living/dining room (currently used as a large bedroom) and a modern fitted kitchen/breakfast room. There is ample storage available throughout, and the property is enhanced by additional storage on the ground floor of the building. This investment property also benefits from gas heating, double glazing, a long lease and can be offered for sale as a going concern with four tenants in situ. This maisonette is conveniently placed for both Barnes Village and Castelnau. Barnes Bridge station provides 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 The St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School.



Three Bedrooms



Modern Bathroom/WC With Separate Cloakroom



Spacious Living/Dining Room (Currently Used As A Bedroom)



Modern Kitchen/Breakfast Room



EPC Rating E / Council Tax D / Leasehold



Barnes Bridge/Hammersmith



Near Harrodian/St Pauls/Lowther Schools



Split Level Maisonette



Views Over 'Leg Of Mutton Reservoir' Opposite



Investment Opportunity / Can Be Sold With Tenants In Situ



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

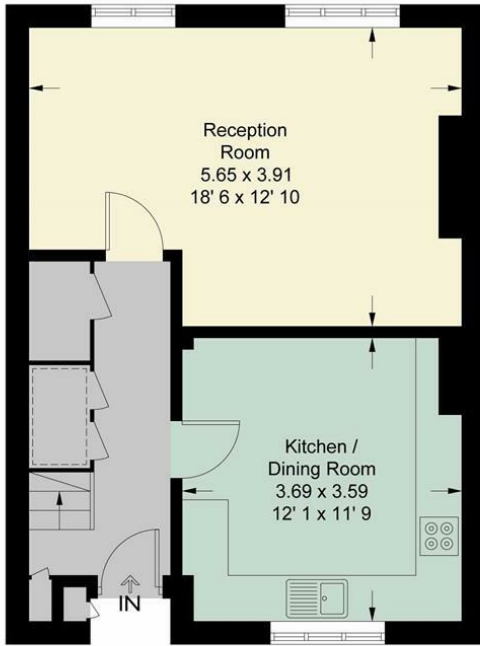
020 8876 0100

Windermere Court

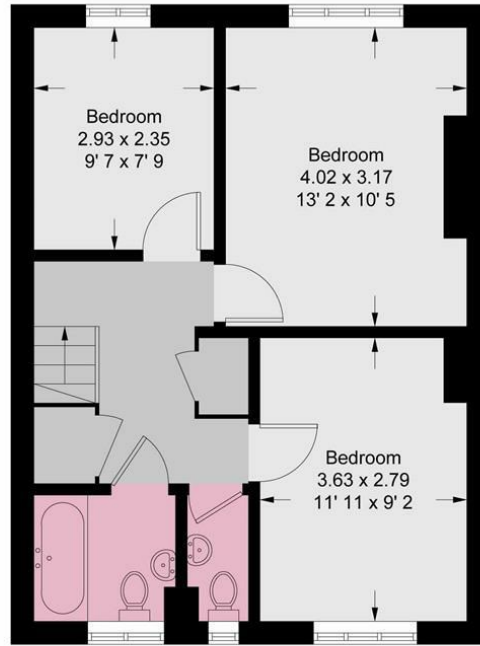
Approximate Gross Internal Area = 923 sq ft / 85.7 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 9 sq ft / 0.9 sq m
 Total = 932 sq ft / 86.6 sq m



= Reduced headroom below 1.5m / 5'0"



First Floor
 461 sq ft / 42.8 sq m
 (Including Reduced Headroom)



Second Floor
 471 sq ft / 43.8 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	73
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	

