



**JAMES  
ANDERSON**



## FOR SALE

**£950,000**

Barnes Avenue, London, SW13

Offers Invited

A semi-detached family home with driveway parking, and a set on a good size plot, allowing potential to extend, subject to the usual consents. The property is available for sale with no onward chain, and has spacious accommodation over two floors, which is arranged to provide three bedrooms, with a spacious living room, utility/shower room, and an extended kitchen/breakfast room at the rear. There is access from the kitchen out to the rear garden. The rear garden is a good size, mostly paved with access down the side of the property to a shed and driveway at the front providing ample parking. The property has potential to 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
-  Modern Shower Room
-  Spacious Living Room
-  Extended Kitchen/Breakfast Room
-  EPC Rating D / Council Tax E / Freehold
-  Barnes/Hammersmith Stations
-  Excellent Local Schools
-  Good Size Plot
-  Driveway Parking At The Front
-  Semi-Detached House



# Barnes Avenue

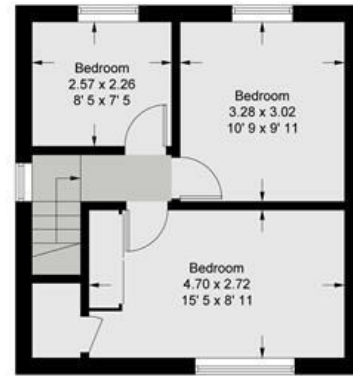
Approximate Gross Internal Area = 961 sq ft / 89.3 sq m

Shed = 98 sq ft / 9.1 sq m

Total = 1059 sq ft / 98.4 sq m



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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

