



JAMES  
ANDERSON

Howsmen Road  
Barnes SW13





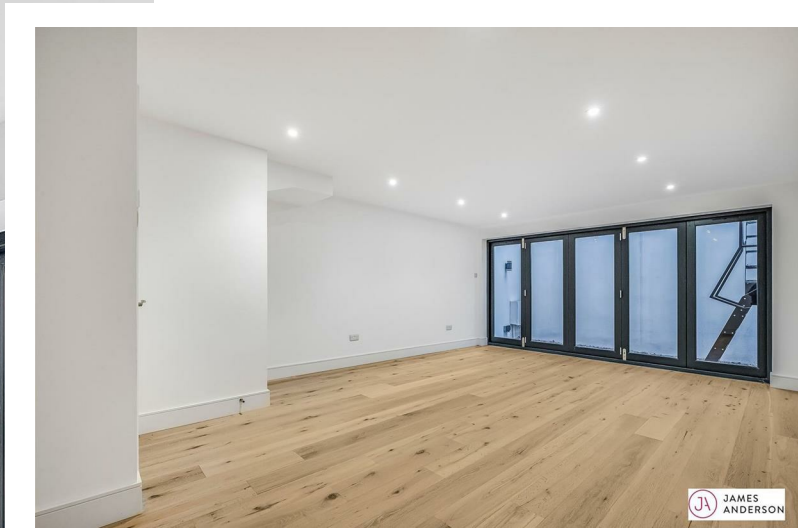
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## Howsman Road Barnes SW13

An impressive, modern and spacious (approx 1542 square feet) family home, neatly situated on a highly desirable road in Barnes. The property offers versatile accommodation over four floors, which is arranged to provide three double bedrooms, all with fitted wardrobes, with the primary bedroom benefiting from a stylish en-suite shower room, whilst the remaining bedrooms have use of the modern family bathroom on the first floor. The ground floor has a front reception room, that could be used as a study, or a fourth bedroom, with a cloakroom, and a stunning, extended kitchen/dining room at the rear, fitted with integrated appliances and an island. The accommodation continues down to the lower ground floor, which has a useful utility room, and a large 20 foot reception room that opens out to a private courtyard. The main garden leads from the kitchen/dining room and has been landscaped to provide a large paved terrace, which leads to a raised area that is mainly laid to lawn and has a southerly aspect. For the commuter Hammersmith's underground and overground network is also a short walk over the bridge. The schools in the area include The St Paul's School, The Harrodian School, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School to name a few. The property is available for sale with no onward chain.

-  Three/Four Bedrooms
-  Stylish Shower Room, Bathroom & Cloakroom
-  Spacious Lower Ground Floor Reception Room
-  Stunning Kitchen/Dining Room
-  EPC Rating B / Council Tax C / Freehold
-  Hammersmith Station
-  Outstanding Local Schools
-  South Facing Private Garden
-  No Onward Chain
-  Impressive Modern Home











# Howman Road

Approximate Gross Internal Area = 1542 sq ft / 143.3 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 87 sq ft / 8.1 sq m  
 Total = 1629 sq ft / 151.4 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.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>91</b>	<b>93</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 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	

