



**JAMES
ANDERSON**



FOR SALE

£1,450,000

The Hermitage, Barnes, SW13

Asking Price

A mid-century end of terrace family home, situated on a quiet cul-de-sac just yards from Barnes village. Requiring refurbishment, this property is an opportunity to create a contemporary family home in the heart of the village. For those wishing to undertake a project, planning permission has been granted to further extend to a second floor bedroom with en-suite facilities, and an enlarged kitchen/dining room, creating a unique family home with generous downstairs living, as well as up to four bedrooms. Alternatively, refurbishment on the existing floor plan will create a lovely home, in what is already the largest family house in the Hermitage. Barnes village centre has a wide range of independent shops, lively coffee bars, pubs and restaurants. Local schools include The St Pauls School, The Harrodian School, The Swedish School, Ibstock Place, St Osmonds' (RC) and Barnes Primary School, all either a short walk, or cycle away. For commuters to the City of London, the regular train service to London Waterloo takes approximately 20 minutes. Green spaces for walking the family dog are just round the corner, Barnes Common and it's village pond are minutes away. Barnes Common is also home to the OSO Arts centre, Barnes's professional fringe Theatre and Cafe/Bar. For sporty types cycling in Richmond Park is 10 minutes away, Nine Elms Sports Centre is close by, and Virgin Active is just over the river via Barnes bridge. The property is for sale with no onward chain.



Three/Four Bedrooms



Three Bathrooms



Large Living Area & Garden Room



Kitchen/Dining Room & Utility



EPC Rating D / Council Tax G / Freehold



Barnes & Barnes Station



Planning Approval To Create A Fabulous Modern Home



In The Heart Of Barnes Village



Pretty Rear Garden



No Onward Chain

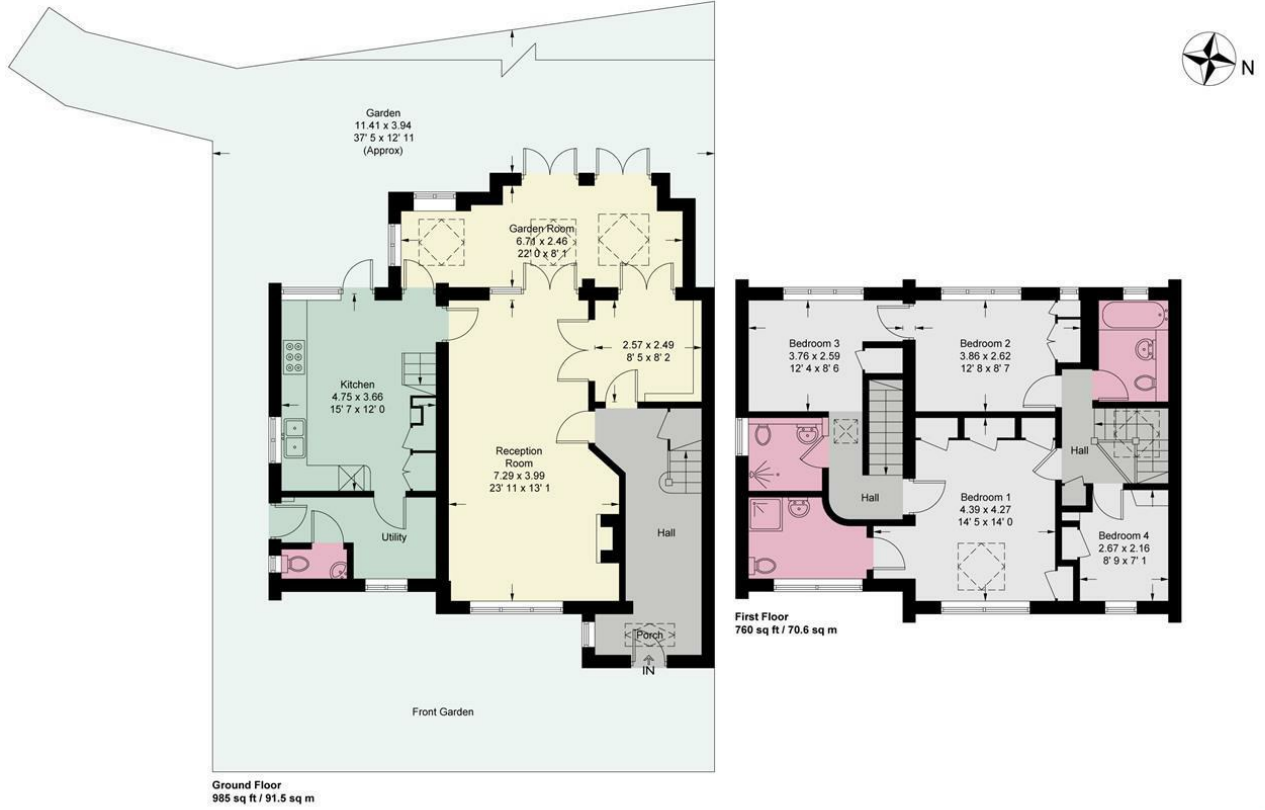


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

The Hermitage

Approximate Gross Internal Area = 1745 sq ft / 162.1 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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 79 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

