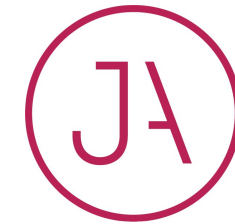




**JAMES  
ANDERSON**

Washington Road  
Barnes SW13

Offers In Excess Of £1,000,000



## Washington Road Barnes SW13

A modern, reconstructed and extended 'Boot House' neatly situated opposite a green in Barnes. The property has spacious accommodation over three floors, and is arranged to provide four bedrooms, with two modern bath/shower rooms, a living/dining room, a useful utility room, and a lovely, modern kitchen/breakfast room at the rear, that opens nicely out to the garden. The rear garden is a good size, is mainly laid to lawn, with a variety of plants and shrubs, whilst having a southerly aspect. Barnes Village is a short walk along the river to shops, cafes, pubs, restaurants, a cinema and the local duck pond. There are some excellent schools in the area, including the renowned St Paul's Boys & Juniors, The Harrodian School and The Swedish School. Rail links are conveniently situated at Barnes Bridge Station, providing regular services to London Waterloo, along with Hammersmith Station that is a short walk from Hammersmith Bridge.











ALWAYS KISS ME GOODNIGHT  
LOVE YOU MORE









# Washington Road

Approximate Gross Internal Area = 1133 sq ft / 105.3 sq m  
(Excluding Reduced Headroom / Eaves)

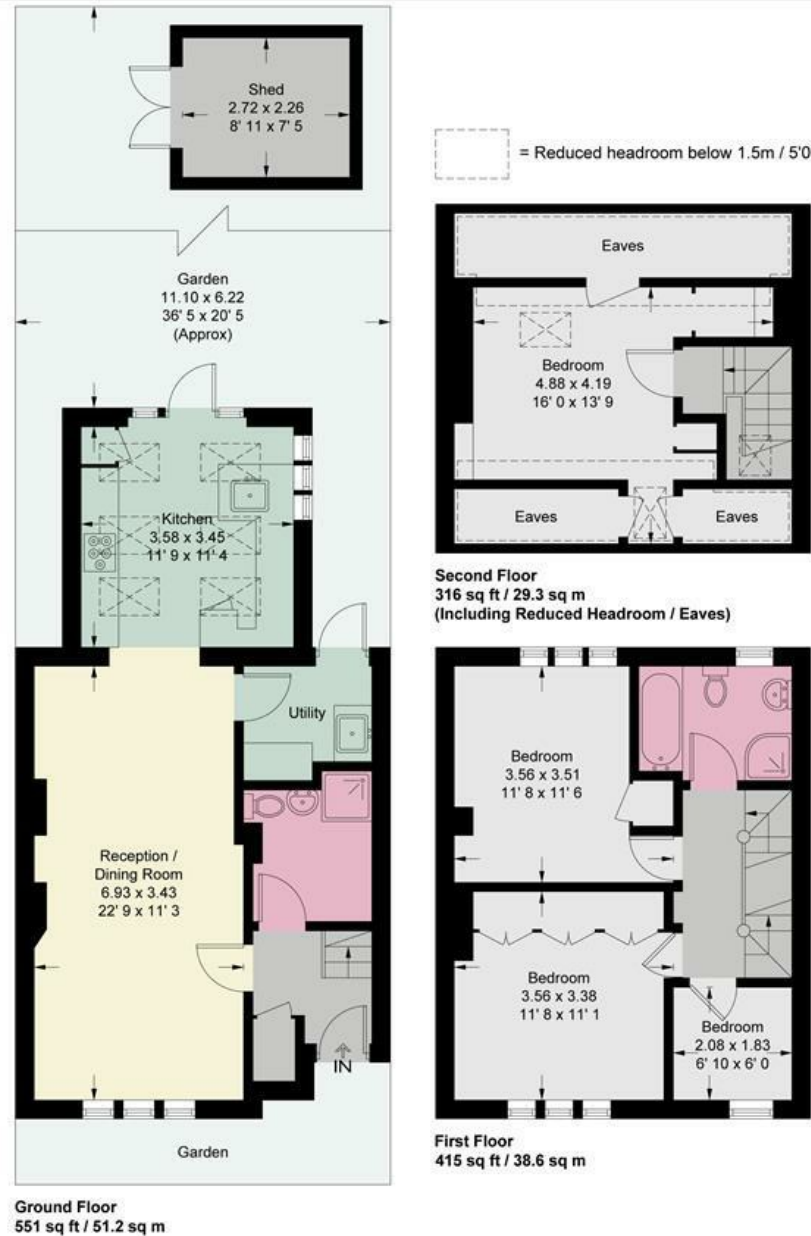
Reduced Headroom / Eaves = 149 sq ft / 13.8 sq m

Shed = 66 sq ft / 6.1 sq m

Total = 1348 sq ft / 125.2 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.





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