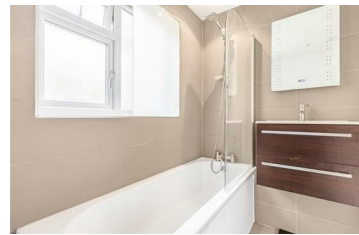




**JAMES  
ANDERSON**



## FOR SALE

**£545,000**

### Glenthams Road, Barnes, SW13

A purpose-built, ground floor maisonette neatly situated on a quiet no through road, close to the River Thames and Hammersmith Bridge. Accessed via a private entrance with a useful utility cupboard, the accommodation is arranged to provide two bedrooms, a stylish modern bathroom, kitchen, and a living room that flows into a large conservatory across the rear of the property. There is access from the rear out to a southerly facing terrace area that could be made more private if required, plus there is a driveway to the side of the building that leads to a single garage. The property is available for sale with no onward chain and has a share of the freehold. Local shops and amenities can be found on nearby Castelnau, whilst a wider range can be found over the bridge in Hammersmith. Local schools include The St Pauls School, The Harroddian and The Swedish School to name a few. Hammersmith Station is within walking distance, which offers excellent transport links into the city.

Share of Freehold

150 Years Remaining

No service charges or ground rent



Two Bedrooms



Stylish Bathroom



Spacious Living/Dining Room



Kitchen



EPC Rating D / Council Tax D / Share of Freehold



Hammersmith Station



Excellent Local Schools



Close To River Thames



No Onward Chain



Purpose Built Ground Floor Maisonette



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

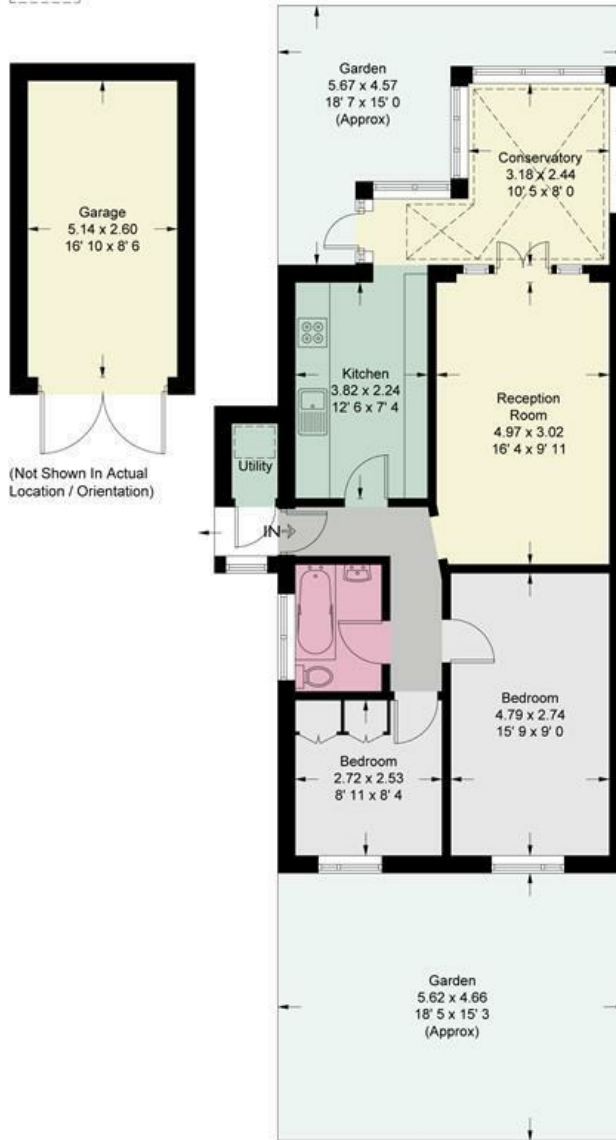
020 8876 0100

# Glenthams Road

Approximate Gross Internal Area = 703 sq ft / 65.3 sq m  
 Utility = 6 sq ft / 0.6 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Garage = 147 sq ft / 13.7 sq m  
 Total = 860 sq ft / 80 sq m



= Reduced headroom below 1.5m / 5'0"



Ground Floor

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) <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 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	

