



**JAMES
ANDERSON**



FOR SALE

Stillingfleet Road, Barnes, SW13

*** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £590,000 ***

£575,000

By Auction

Well presented and reconstructed mid-terraced home neatly positioned within a pleasant cul-de-sac in North Barnes, and close to the highly regarded Lowther Primary School. The property has spacious accommodation over two floors, comprising light open plan living on the ground floor, with a separate extended kitchen/breakfast room and cloakroom. The first floor of the property comprises two spacious and light bedrooms, with a modern family bathroom. The low maintenance garden has a westerly aspect and is mainly laid with artificial grass, with paving, a shed and is enclosed by timber fencing. The property is available for sale with no onward chain. Other 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.

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

- | | |
|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|  Two Double Bedrooms |  Barnes Station |
|  Modern Bathroom & Cloakroom |  Excellent Local Schools |
|  Spacious Reception Room |  Westerly Facing Rear Garden |
|  Modern Kitchen/Breakfast Room |  Quiet Cul-De-Sac Location |
|  EPC Rating C / Council Tax C / Freehold |  No Onward Chain |



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020 8876 0100



Ground Floor
412 sq ft / 38.3 sq m
(Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0



First Floor
335 sq ft / 31.1 sq m

Stillingfleet Road

Approximate Gross Internal Area = 739 sq ft / 68.6 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 8 sq ft / 0.8 sq m
Shed = 50 sq ft / 4.7 sq m
Total = 797 sq ft / 74.1 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

