



JAMES  
ANDERSON



## FOR SALE

Fielding Mews, Barnes, SW13

**£6,000 Per Month**

Per Month

A bright and spacious four-bedroom townhouse situated in a desirable gated community with dedicated parking. The ground floor showcases a contemporary, newly installed kitchen, alongside a spacious double reception room adorned with sliding doors that seamlessly transition to a private, easily maintained garden. There is also a guest cloakroom for added convenience. The first floor reveals two ample double bedrooms and a modern family bathroom, while the top floor presents two additional en-suite bedrooms all finished to an immaculate standard. Conveniently situated for easy access to Barnes Village, Hammersmith's excellent transport links and an array of outstanding local schools.



Four Bedroom House



Three Bathrooms



Bright Reception Room



Open Plan Kitchen



EPC C / Council Tax F



Hammersmith Tube Station



St Pauls School



Off Street Parking



Private Garden



Holding Deposit £1,384.61 / Deposit £8,307.69



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

0208 878 8688

# Fielding Mews

Approximate Gross Internal Area = 1585 sq ft / 147.2 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 16 sq ft / 1.5 sq m

Store = 7 sq ft / 0.7 sq m

Total = 1608 sq ft / 149.4 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.



| 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 |           |

