



**JAMES  
ANDERSON**













## FOR SALE

**£525,000**

Lonsdale Road, Barnes, SW13

Offers In Excess Of

An internal viewing is highly recommended of this ground floor duplex maisonette, neatly located opposite the local reservoir and within walking distance of Barnes Village. This wonderfully light and spacious home (over 900 square feet) provides an abundance of natural light, with accommodation arranged over two floors, with three spacious bedrooms, a modern bathroom, and a separate cloakroom on the first floor. The ground floor accommodation has a modern fitted kitchen/dining area with excellent storage and a large living/dining room at the rear. There is ample residents parking available and well maintained communal gardens, with the picturesque Leg of Mutton Reservoir located on the other side of the road. The property is conveniently placed for both Barnes Village and Castelnau. Barnes Bridge station provides a service into Waterloo, whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include The St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School to name a few.

-  Three Double Bedrooms
-  Family Bathroom
-  Living/Dining Room
-  Kitchen/Breakfast room
-  EPC Rating C | Council Tax D | Leasehold
-  Hammersmith | Barnes Stations
-  Outstanding Local Schools
-  Duplex Maisonette
-  No Onward Chain
-  Local Reservoir & River Thames Opposite

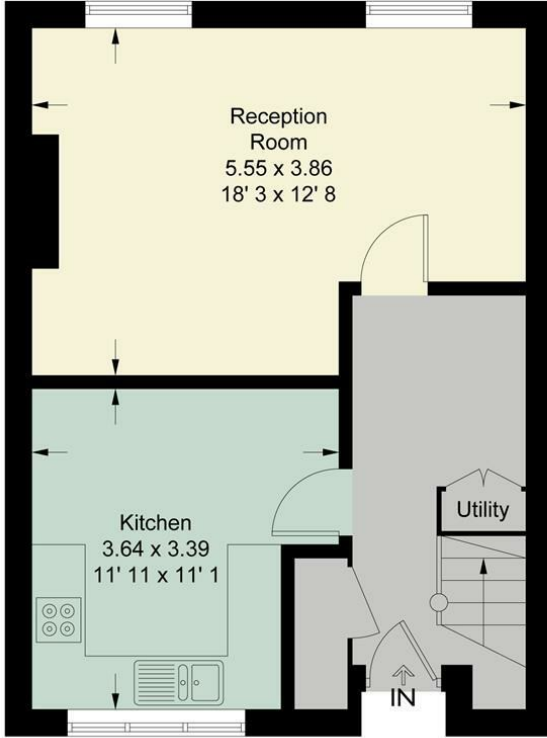


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

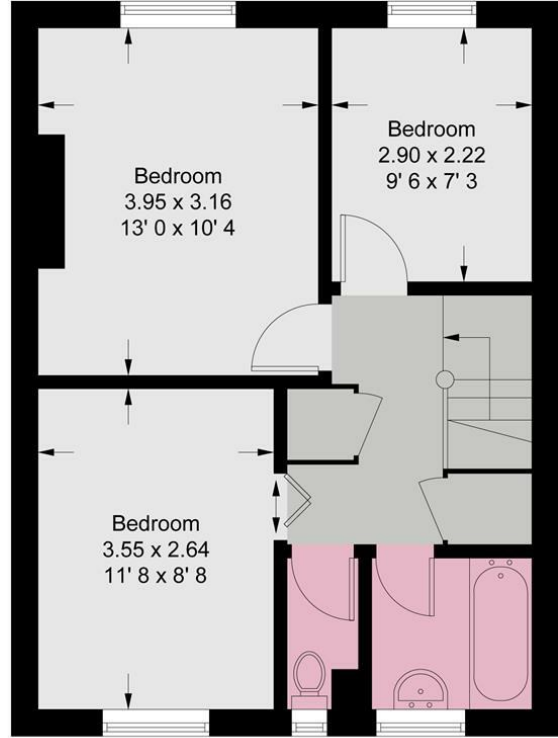
020 8876 0100

# Windermere court

Approximate Gross Internal Area = 907 sq ft / 84.3 sq m



**Ground Floor**  
451 sq ft / 41.9 sq m



**First Floor**  
456 sq ft / 42.4 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) <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>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (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>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |

