



**JAMES  
ANDERSON**



**FOR SALE**

**£525,000**

**35 Lonsdale Road, Barnes, SW13**

This modern, well-presented apartment forms part of a period conversion of an attractive Victorian building neatly situated opposite The St. Pauls School on Lonsdale Road in Barnes. This spacious first floor property has light and airy accommodation which is arranged to provide two double bedrooms, with the main bedroom having fitted wardrobes, a modern kitchen and shower room, with a bright south-facing living/dining room at the rear of the property that overlooks the garden. The rear garden is mainly laid to lawn and is available to all residents, with a path that leads to the rear of the development where there is a single garage in a block. Lonsdale Road is perfectly positioned for local shops and amenities, excellent local schools and Hammersmith Bridge and the tube station being a short walk away. The property is available for sale with no onward chain.

-  Two Double Bedrooms
-  Modern Shower Room
-  Bright Reception Room
-  Modern Kitchen
-  EPC Rating D | Council Tax D | Leasehold
-  Hammersimth Station
-  Excellent Local Schools
-  Garage In Block At Rear
-  Communal Residents Garden
-  Well-Presented First Floor Apartment

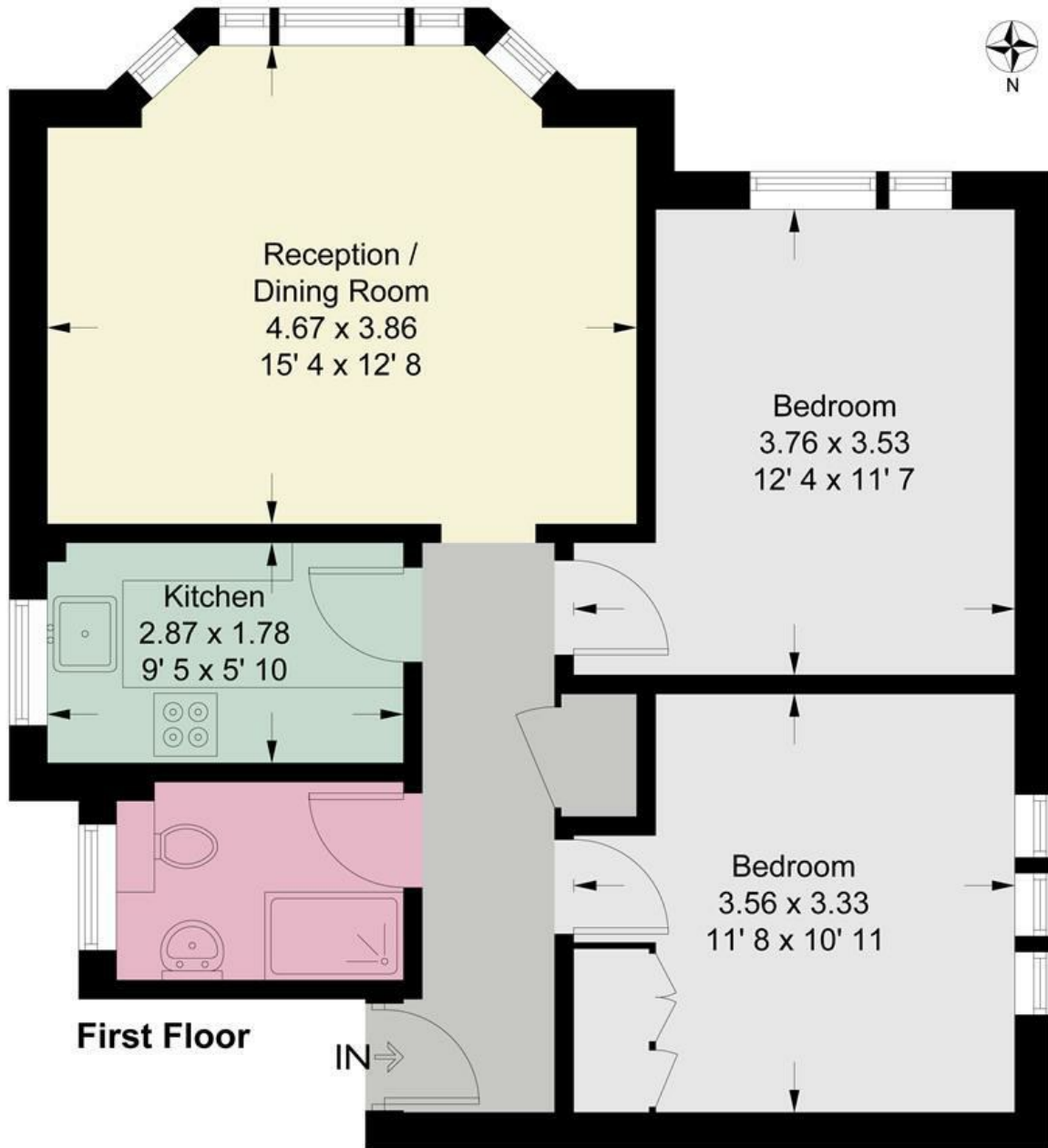


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**020 8876 0100**

# Brook House

Approximate Gross Internal Area = 623 sq ft / 57.9 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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>			
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(21-38) <b>F</b>			
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