



JAMES  
ANDERSON



## FOR SALE

**£2,150,000**

Suffolk Road, Barnes, SW13

A charming detached family home neatly situated on a generous plot in a highly desirable road in Barnes Village, close to excellent schools, playing fields and The River Thames. The property has spacious, extended accommodation over three floors, which is arranged to provide four bedrooms, and three bathrooms, which includes a spacious principal bedroom on the first floor that has modern en-suite facilities. The ground floor accommodation leads from the entrance porch to a welcoming hallway, where there is a cloakroom and ample storage, a large dual aspect sitting/living room, and a kitchen/breakfast room that leads to an extended dining room that opens out to the garden. The rear garden is enclosed, and a generous size for the area with access to the garage at the rear with off road parking. Local shops and amenities can be found on Barnes High Street, whilst a wider range can be found over the bridge in Hammersmith. Local schools nearby include The St Pauls School, The Harroldian School, and The Swedish School to name a few. Hammersmith and Barnes Bridge stations are within walking distance, which offers excellent transport links into the city.

- Four Bedrooms
- Three Bathrooms & Cloakroom
- Double Reception Room
- Kitchen/Dining Room
- EPC Rating D / Council Tax G / Freehold

- Hammersmith/Barnes Bridge Stations
- Excellent Local Schools
- Front & Rear Gardens with a Detached Garage
- Potential to Extend Subject to Usual Consent
- Detached Family Home



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

**020 8876 0100**

# Suffolk Road

Approximate Gross Internal Area = 2209 sq ft / 205.2 sq m

(Including Reduced Headroom / Eaves / Garage)

Reduced Headroom / Eaves = 60 sq ft / 5.6 sq m

Garage = 127 sq ft / 11.8 sq m



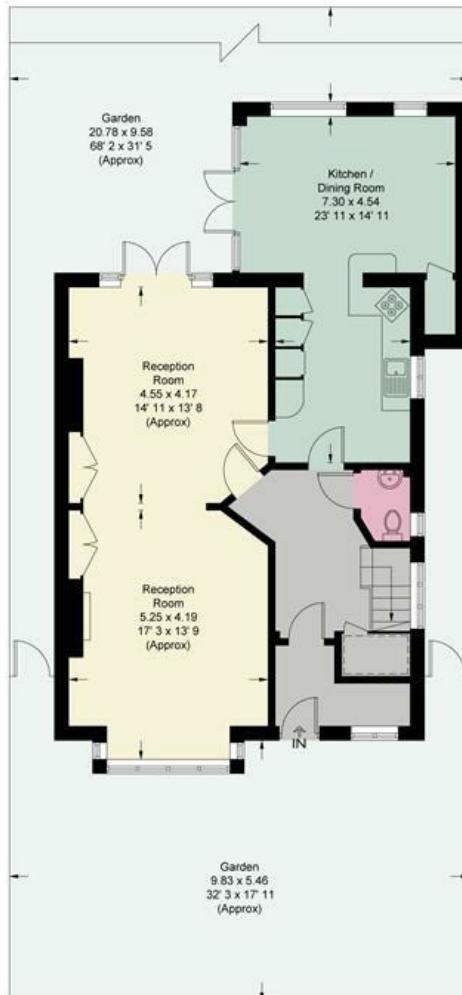
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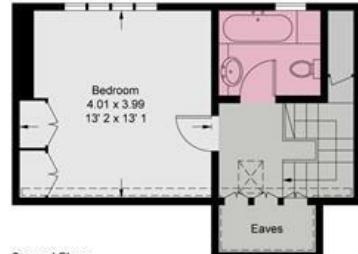
(Not Shown In Actual Location / Orientation)



= Reduced headroom below 1.5m / 5'0



Ground Floor  
927 sq ft / 86.1 sq m  
(Including Reduced Headroom)



Second Floor  
325 sq ft / 30.2 sq m  
(Including Reduced Headroom / Eaves)



First Floor  
703 sq ft / 65.3 sq m  
(Including Reduced Headroom)

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) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

