



**3 Westmoreland Road
London**

£1,350,000
FREEHOLD

Set on the popular Westmoreland Road in central Barnes is this fantastic spacious split level maisonette. On the ground floor you have an expansive hallway welcoming you in to the property with storage and stairs to the first floor landing. The hall is lit from the top floor skylight and the amazing ceiling height throughout accentuates the feeling of space and grandeur. On the first floor, you have a large principle bedroom with a range of built in wardrobes and ensuite to the rear. To the front, you have a dual aspect bay fronted fully fitted kitchen/reception room. The second floor comprises of three further bedrooms, one with ensuite, and an additional bathroom.



Westmoreland Road, London, SW13

Approximate Gross Internal Area = 179.67 sq m / 1934 sq ft
(Including Eaves Storage)



Measurements are approximate & only for illustrative purposes.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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	

LAURENT RESIDENTIAL

Barnes Sales

Essex Lodge
1A Barnes High Street
Barnes
London
SW13 9LB

0208 876 4466
property@laurentresidential.co.uk
www.laurentresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements