



**JAMES
ANDERSON**



FOR SALE

£800,000

18 Rocks Lane, Barnes, SW13

Guide Price

A simply stunning, period and extended 'garden flat' neatly situated opposite the playing fields on Rocks Lane, with a westerly facing rear aspect. This spacious property is arranged to provide three bedrooms, which includes a spacious main bedroom with fitted wardrobes, a modern bathroom and a fantastic open plan kitchen/dining/living room that opens out to the garden. The rear garden has a westerly aspect and is a good size with rear access. There is a spacious cellar that provides useful storage. The property is available for sale with no onward chain. Rocks Lane is situated in Barnes village, close to the high street where you will find a variety of shops, cafes, pubs and restaurants. There is also the duck pond, and the River Thames. Barnes and Barnes Bridge stations provide 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 St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC), Barnes Primary School.



Three Bedrooms



Modern Family Bathroom



Stunning Open Plan Living



Stylish Kitchen Area



EPC Rating C / Council Tax D / Leasehold



Barnes Station



Excellent Local Schools



Useful Cellar/Basement



Westerly Facing Rear Garden



Attractive Period Building



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

020 8876 0100



Basement
118 sq ft / 11 sq m

Ground Floor
1021 sq ft / 94.9 sq m

Rocks Lane

Approximate Gross Internal Area = 1139 sq ft / 105.9 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

