



**JAMES
ANDERSON**



FOR SALE

£950,000

St. Ann's Road, Barnes, SW13

Guide Price

A charming, period, upper maisonette neatly situated on a prime part of St Ann's Road which is conveniently placed just off the High Street in Barnes. The property has spacious accommodation over two floors, with the first floor arranged to provide to a large, light sitting room with balcony, which is open-plan to a lovely kitchen/breakfast area, two spacious bedrooms and a modern bathroom. The second floor has a large principal bedroom with fitted storage and a modern, stylish en-suite shower room. There is access from the rear landing on the first floor down to a private, west facing, paved rear garden with useful rear access. Other features include high ceilings, attractive fireplaces, wooden flooring, underfloor heating, ample storage throughout, and this property owns the freehold for the building. St Ann's Road is an attractive street of mostly Victorian properties, located in the heart of Barnes Village, close to Barnes High Street, the village pond and the River Thames. Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites and award-winning restaurants. The village also hosts a weekly Farmers' Market. Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. There are some excellent schools in the area, including the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmond's and Barnes Primary.



Three bedrooms



Stylish Bath/Shower Rooms



Spacious Sitting Room With Balcony



Kitchen/Breakfast Room



EPC Rating D



Barnes Bridge Station



Outstanding Local Schools



Private Rear Garden



Seller Owns Freehold For Building



No Onward Chain



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St. Ann's Road

Approximate Gross Internal Area = 1091 sq ft / 101.5 sq m
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 185 sq ft / 17.2 sq m

Total = 1276 sq ft / 118.7 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

