



JAMES
ANDERSON



FOR SALE

£450,000

Stanton Road, Barnes, SW13

Guide Price

Ideal FTB or Investment opportunity in Barnes! A nicely presented, first floor, purpose built apartment neatly situated in the heart of Barnes village, just off the high street and close to the village pond. The property is arranged to provide two equal size double bedrooms, a modern fitted kitchen, bathroom and a dual aspect living/dining room. The property further benefits from double glazing, gas heating and is available for sale with no onward chain. The apartment is conveniently placed for Barnes Village with its variety shops, cafes, pubs and restaurants. 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) and Barnes Primary School.

Leasehold - Lease start date: 03/09/1984 - Lease end date: 02/09/2109 (125/87 years remaining) - Ground rent: £10 p.a. - Service Charge: £900 p.a. - Council Tax Band C = £1797



Two Bedrooms



Modern Bathroom



Spacious Reception Room



Modern Kitchen



EPC Rating D



Barnes/Barnes Bridge Stations



Outstanding Local Schools



Purpose Built First Floor Apartment



Council Tax Band C = £1797



Leasehold



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

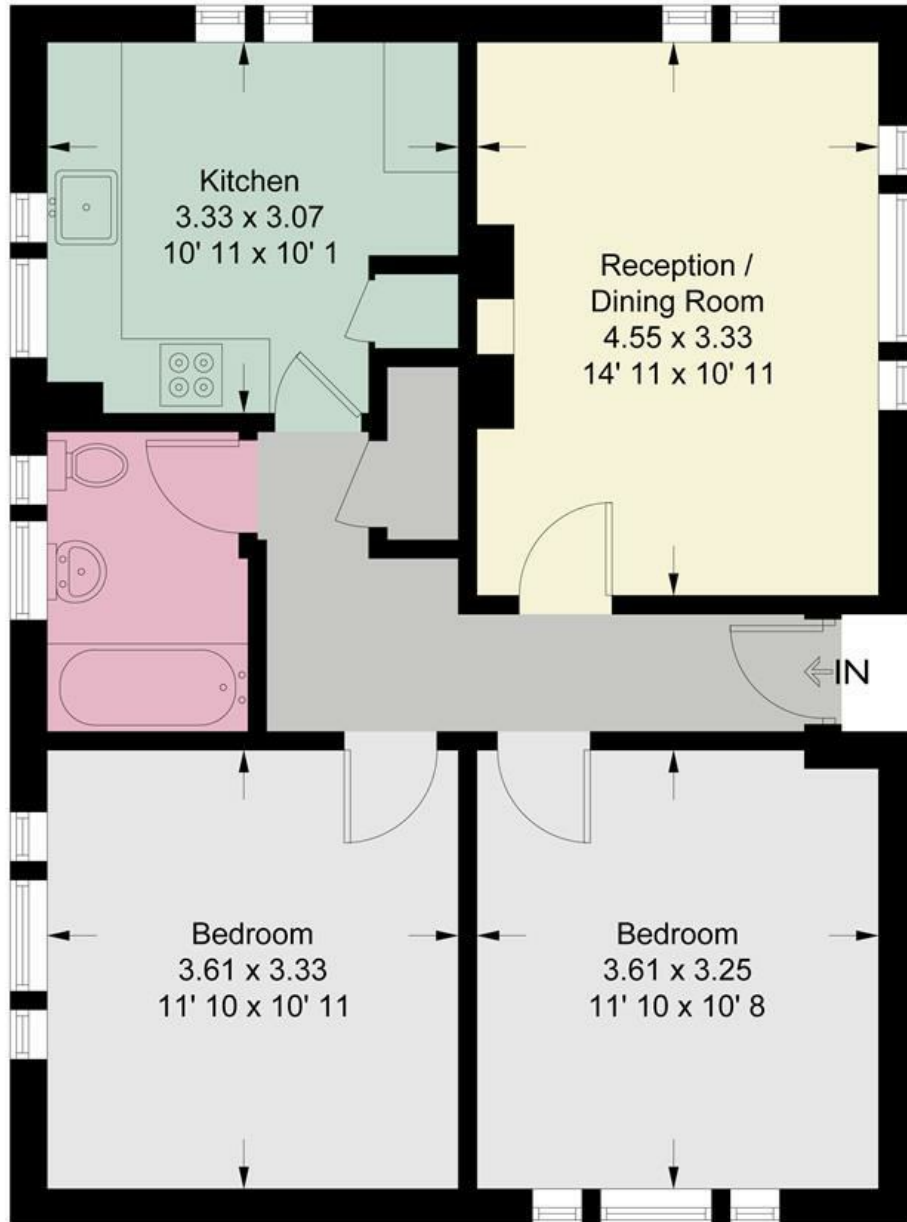
020 8876 0100

Dorset House

Approximate Gross Internal Area = 685 sq ft / 63.7 sq m



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First Floor

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.

