



**JAMES
ANDERSON**



FOR SALE

£550,000

The Terrace, Barnes, SW13

Guide Price

A beautifully presented, spacious (approx 630 sq ft) one-bedroom apartment with a garage next to the River Thames and Barnes Bridge. Located on the ground floor of this highly regarded and attractive Edwardian mansion block, the accommodation comprises a spacious entrance hall, a modern kitchen, a modern shower room, a large double bedroom with fitted wardrobes and a charming bay fronted reception room with views over the gardens. The property is enhanced by stripped wooden flooring and many period features - including high ceilings and beautifully crafted replacement sash windows. The flat further benefits from ample storage throughout, a long lease and a share of the freehold. The Edwardian estate as a whole enjoys on-site portorage, CCTV security, airy communal halls and stairwells, communal gardens and bike storage, along with a strong residents' association and comprehensive website <https://elmbankmansions.org>. Elm Bank Mansions is located moments from the amenities of Barnes Village and White Hart Lane. For the commuter Barnes Bridge station is a short walk away, while close proximity to both the M3 and M4 motorways makes access to the South and West very easy.

Lease start date: 01/02/2005 - Lease end date: 31/01/3004 (999/982 years remaining) - Share of Freehold - No ground rent for flat - £10 ground rent for garage - Service charge £557.50 per quarter - Council Tax Band D = £2022

-  One Double Bedroom
-  Modern Shower Room
-  Bay Fronted Living Room
-  Modern Kitchen
-  EPC Rating D
-  Barnes Bridge Station
-  Excellent Local Schools
-  Attractive Mansion Block Apartment
-  Council Tax Band D = £2022
-  Share of Freehold



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

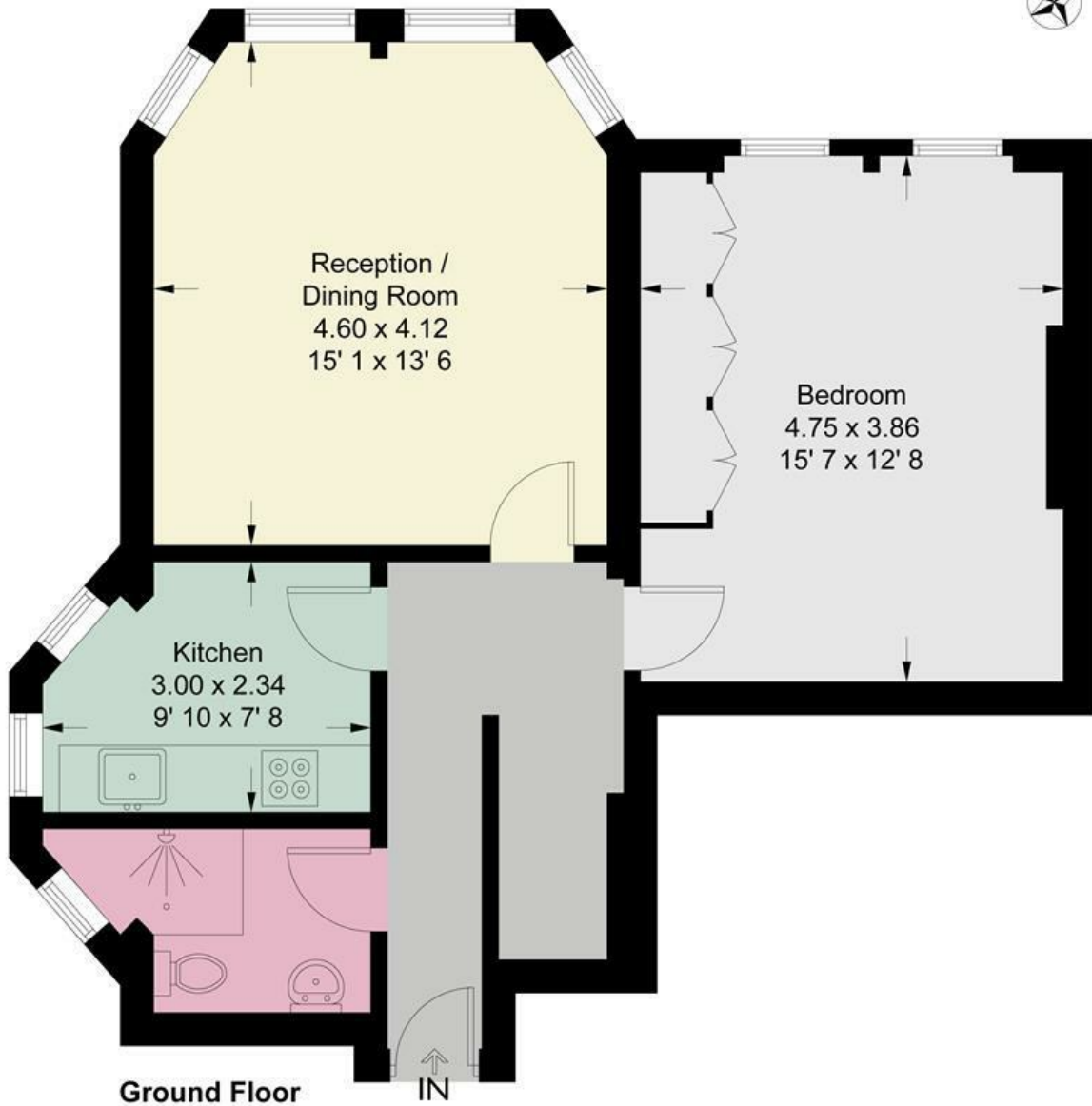
020 8876 0100

Elm Bank Mansions

Approximate Gross Internal Area = 630 sq ft / 58.5 sq m



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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			78
(81-91) B			
(69-80) C			
(55-68) D		68	
(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		

