FOR SALE

£425,000

Rocks Lane, Barnes, SW13

Guide Price

A two bedroom apartment, positioned in a quiet location easily accessible to Barnes village, opposite Barn Elms playing fields and walking distance to Barnes station. This apartment is positioned on the third floor and is arranged to provide a spacious living/dining room, a modern kitchen/breakfast room with a private, west facing balcony, two double bedrooms and a family bathroom. The property further benefits from access to a communal garden and residents parking, which is available on a first come, first served basis at the rear of the building. There are a number of excellent schools in the area, including St Osmunds RC Primary School, St Paul's & St Paul's Juniors, The Harrodian and The Swedish School to name but a few. For the commuter, Barnes railway station provides a frequent service to Clapham Junction, Vauxhall and London Waterloo. For London Underground services, Hammersmith, Putney Bridge and Richmond offer access into The West End and The City. The property is available for sale with no onward chain.
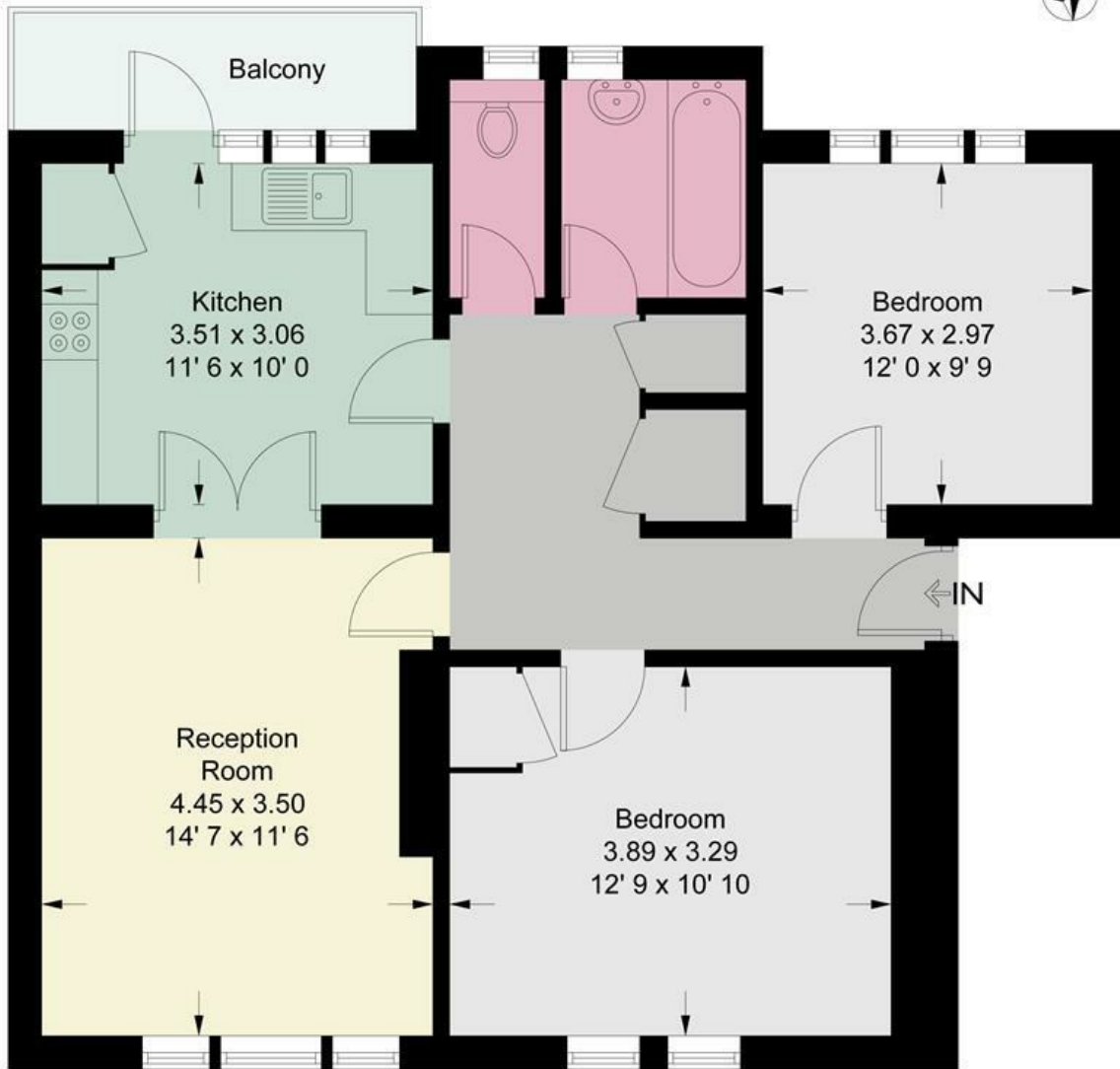
Leasehold - 120 Years Remaining - Service Charge: £1166.05 - Ground Rent: £10 - Council Tax Band D = £2022

- Two Double Bedrooms
- Family Bathroom
- Light & Spacious Living Room
- Modern Kitchen Leading To Balcony
- EPC Rating D / Council Tax D / Leasehold

- Barnes Station
- Excellent Local Schools
- Residents Parking & Garden To Rear
- No Onward Chain
- West Facing Balcony

Rocks Lane

Approximate Gross Internal Area = 725 sq ft / 67.4 sq m

JAMES ANDERSON

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Balcony

Kitchen
3.51 x 3.06
11' 6 x 10' 0

Bedroom
3.67 x 2.97
12' 0 x 9' 9

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Reception Room
4.45 x 3.50
14' 7 x 11' 6

Bedroom
3.89 x 3.29
12' 9 x 10' 10

Third 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.

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 CO2 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 CO2 emissions		

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