FOR SALE

£325,000

The Willoughbys, London, SW14

A beautifully presented and spacious two bedroom apartment located on the borders of Barnes & East Sheen. This fantastic home is located on the second floor of a popular purpose built development and offers an abundance of natural light throughout owing to its enviable position . The accommodation is arranged to provide entrance hall with storage, two double bedrooms with ample wardrobe space, a modern bathroom with separate w/c, a kitchen with lovely roof top views and a bright dual aspect reception room with access to a private balcony. There is also the added benefit of external storage. The Willoughbys is located on the doorstep of White Hart Lane that offers wonderful boutique shops, bars and cafes and is a short walk from Barnes village. For the commuter, both Barnes & Barnes Bridge stations are a short walk away and the extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is approximately 1 mile away.

Council Tax Band = C
Lease length remaining = SOLD WITH A NEW EXTENDED LEASE
Current Lease start date = 19 April 1982
Current Lease end date = 19 April 2107

- One Bedroom
- One Modern Bathroom
- Dual Aspect Reception Room
- New Kitchen With Appliances
- EPC Rating D

- Barnes & Barnes Bridge Station
- No Onward Chain
- Barnes / East Sheen Borders
- In Excess Of 570 Sqft
- NEW EXTENDED LEASE
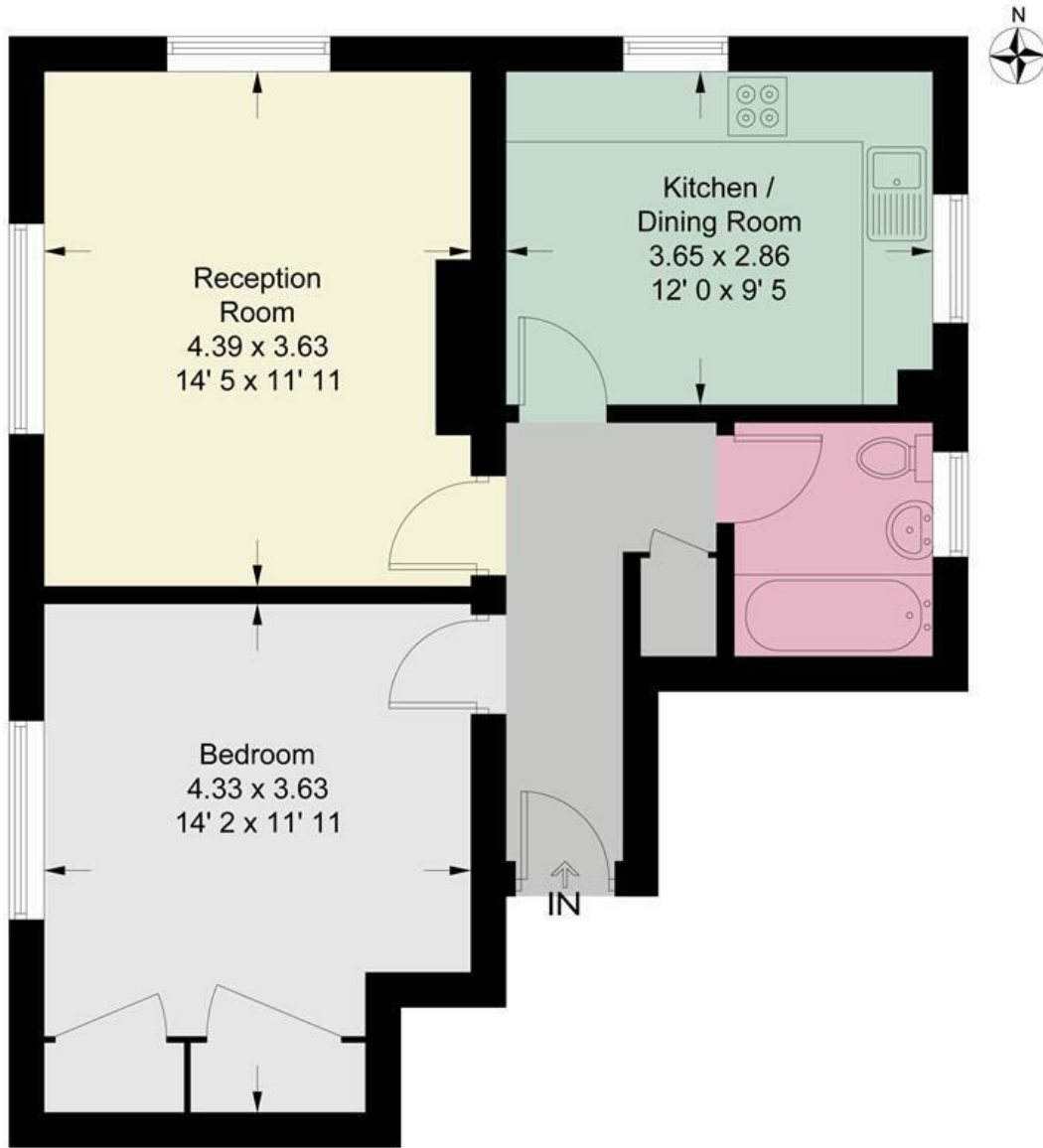
The Willoughbys

Approximate Gross Internal Area = 577 sq ft / 53.6 sq m

JAMES ANDERSON

N

Reception
Room
4.39 x 3.63
14' 5 x 11' 11

Kitchen /
Dining Room
3.65 x 2.86
12' 0 x 9' 5

Bedroom
4.33 x 3.63
14' 2 x 11' 11

IN

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(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		

England & Wales — EU Directive 2002/91/EC