



**JAMES
ANDERSON**

St. Mary's Grove
London SW13
£450,000



St. Mary's Grove London SW13

A spacious two double bedroom first floor flat located on a highly prestigious private road positioned on the Barnes/Putney borders next to the commons with easy access to Barnes Mainline Station. This well presented property is offered to the market chain free comprising of a large modern fully fitted kitchen with space to dine, a bright living room overlooking south westerly communal gardens, two double bedrooms with integrated storage and a modern bathroom suite. To be sold with a share of the freehold.

St Mary's Grove is located just off Queens Ride offering access to the Lower Richmond Road and the green open spaces of both Barnes and Putney Common as well as the shops, bars and restaurants in both Barnes and Putney.

EPC Instructed

Share of Freehold

Service charge approx £2,087.65/per annum annual. Ground rent charge - 0

Council tax band E



A tall, stainless steel refrigerator with the brand name "BEKO" visible at the top. It has a two-door design with a freezer compartment on top and a refrigerator compartment on the bottom.

A large, multi-paned window with a white frame, providing a view of lush green trees and a neighboring house. The window is positioned above the kitchen counter.

A black and silver microwave oven sitting on the kitchen counter to the left of the sink.

A white built-in dishwasher integrated into the light wood kitchen cabinetry under the counter.

A white built-in washing machine integrated into the light wood kitchen cabinetry under the counter.

Light-colored wood kitchen cabinets with silver handles. There are upper wall cabinets and lower base cabinets. A stainless steel range hood is mounted above the stove area.

A square wooden dining table with four matching wooden chairs. The chairs have tufted, light-colored seats. A bowl of fruit sits on the table.

A white-framed doorway leading to another room, possibly a bathroom, with a glass door and a wall-mounted light fixture.















St. Marys Grove

Approximate Gross Internal Area = 730 sq ft / 67.8 sq m



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First Floor



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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.





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