



**JAMES  
ANDERSON**













## FOR SALE

**£625,000**

Berkeley Road, Barnes, SW13

Guide Price

A beautifully presented "over 60's" bungalow, located at the end of a small terrace of properties, set within a highly desirable cul-de-sac location in Barnes village. This lovely modern home is arranged to provide spacious open-plan living that incorporates a stunning, bespoke kitchen area with easy to use appliances, boiling hot water tap, tiled underfloor heating and a vaulted ceiling, with the living area giving access out to a private, enclosed terrace. There are two bedrooms, both with fitted wardrobes, plus a large modern shower wet room. The property further benefits from off street parking, under floor heating, mostly triple glazing, an intelligent lighting system, ample storage/utility space and direct access (from the private garden) to the communal gardens and grounds of Walsingham Lodge Trust Estate. Berkeley Road is a popular road set within reach of the local shops and amenities of Barnes Village. Local bus services and Barnes/Barnes Bridge stations are also within easy reach. The property is available for sale with no onward chain.

-  Two Bedrooms
-  Spacious Modern Shower/Wet Room
-  Open Plan Reception Room
-  Stylish 'Bespoke' Kitchen
-  EPC Rating D / Council Tax B / Leasehold
-  Barnes & Barnes Bridge Stations
-  Utility/Store Room
-  Recently Modernised Over 60's Property
-  Off Road Parking
-  Private Rear Terrace

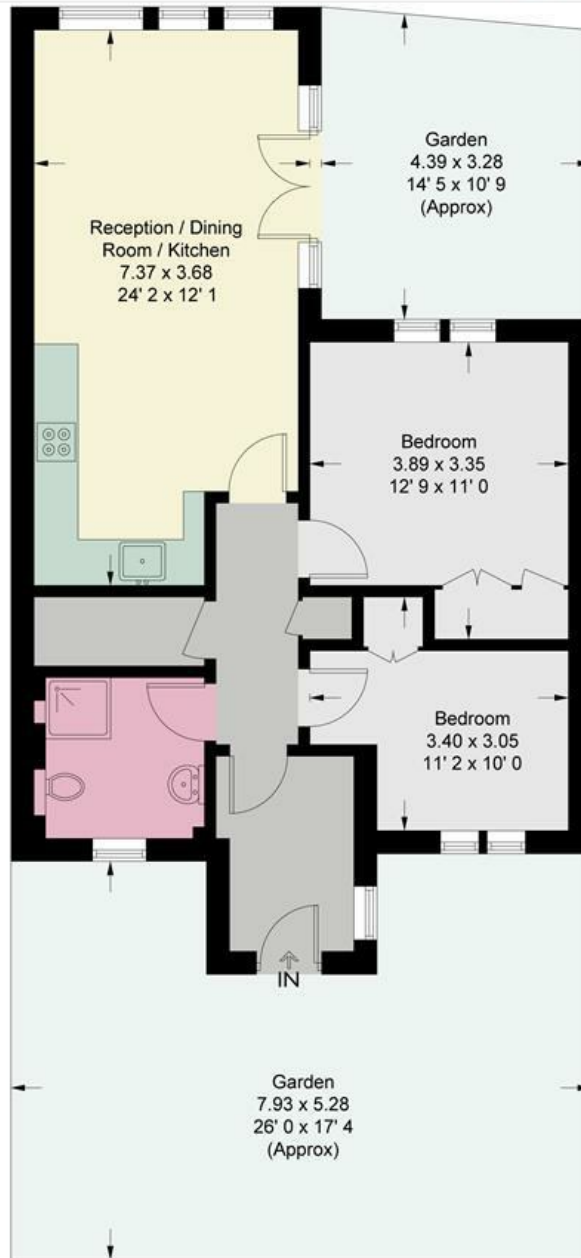


# Berkeley Road

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



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**Ground 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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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