



JAMES
ANDERSON



FOR SALE

£450,000

Westfields, Barnes, SW13

Offers In Excess Of

Buy to let / Investment buyers only for this spacious, purpose built, three-bedroom apartment, neatly positioned within the highly desirable area of Little Chelsea, within close proximity to Barnes Primary School. This well-presented property has been modernised throughout and boasts a generous reception room with views over Beverley Brook and Vine Road Recreation Ground, with two double bedrooms, one with access onto a private, southerly facing balcony, and a further single bedroom. There is a modern kitchen and bathroom. In addition, the property has a storage shed on the ground floor suitable for bicycles. This apartment offers plenty of natural light, practical living, and is in an excellent location to take advantage of the local parks, shops, pubs and amenities offered in Barnes Village, Mortlake and East Sheen. Barnes Bridge Station is also within walking distance. The tenants are currently paying £1900 per calendar month to at least March 2024, generating a gross yield of over 4.5%. The lease has been extended this year and now has 215 years from 12th July 1982. The service charge is approximately £1192.56 with a peppercorn ground rent.



Three Bedrooms



Modern Bathroom



Spacious Living Room



Modern Kitchen



EPC Rating D / Council Tax D / Leasehold



Barnes Bridge Station



Barnes Primary School



Balcony



BTL/Investment Buyers Only

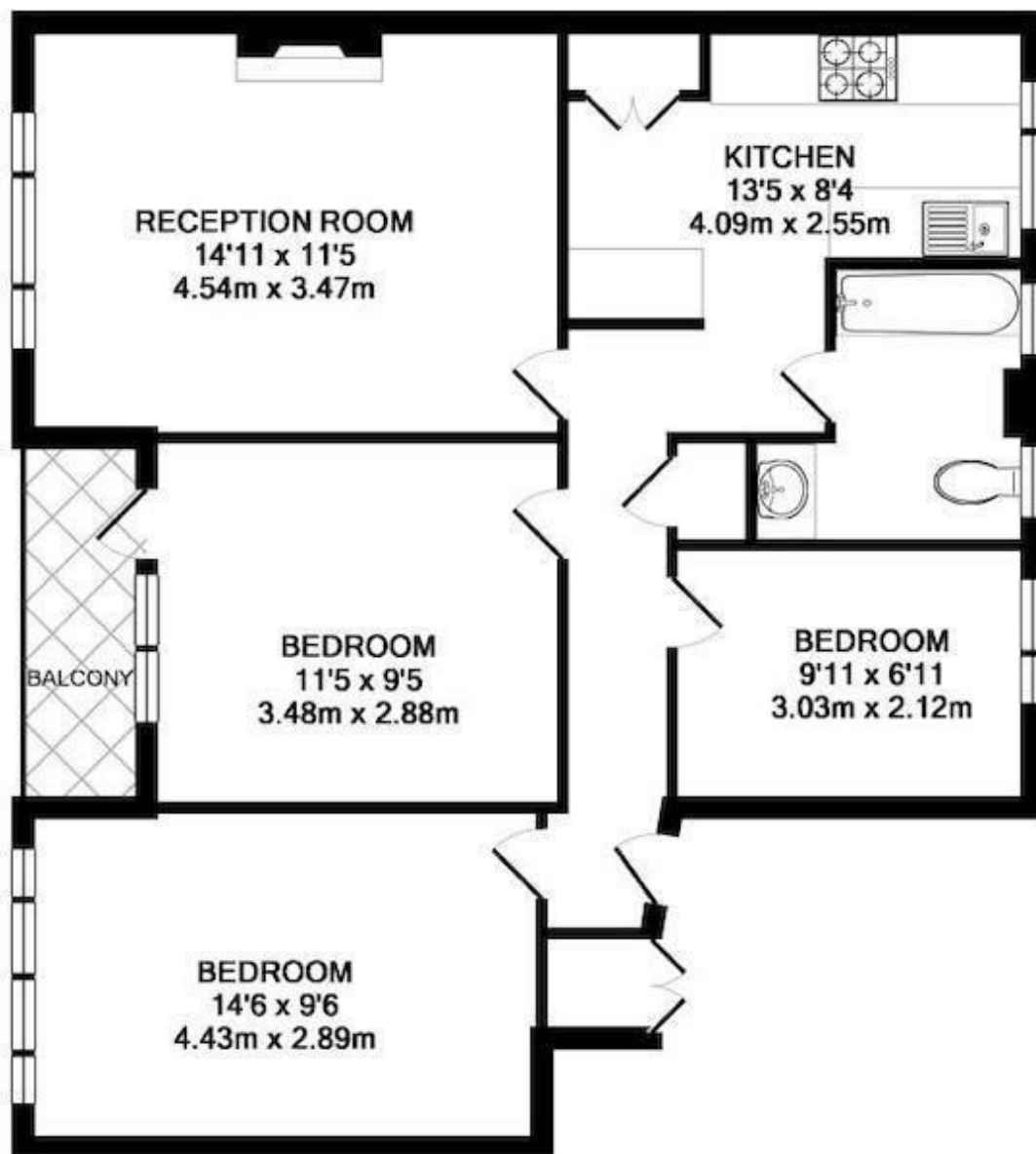


Purpose Built Apartment



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

020 8876 0100



WESTFIELDS, SW13
TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.1 SQ.M.)

All measurements taken to RICS Guidelines for Gross Internal Area. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	66
(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	58	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

