



**JAMES  
ANDERSON**



## FOR SALE

**£425,000**

Priests Bridge, Barnes, SW14

Guide Price

A beautifully presented, one bedroom, ground floor apartment with direct access on to a private paved garden, neatly situated in very convenient location. This light and spacious property is arranged to provide open-plan living, that incorporates a modern kitchen/breakfast area that leads to a sitting/dining room, that opens out to a private, enclosed rear garden. There is a double bedroom with fitted wardrobes which overlooks the garden and a modern bathroom. Priests Bridge is conveniently situated for the shops and amenities on White Hart Lane, with Barnes Village, East Sheen and Putney all within easy reach. For the commuter Barnes Station is also within walking distance.



One Double Bedroom



Modern Bathroom



Open Plan Living Area



Modern Fitted Kitchen/Breakfast Room



EPC Rating B / Council Tax C / Leasehold



Barnes/Barnes Bridge Stations



Outstanding Local Schools



Well-Presented Throughout



Private Rear Garden



Purpose Built Apartment



# Priests Bridge

Approximate Gross Internal Area = 528 sq ft / 49.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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