



## FOR SALE

### Rocks Lane, Barnes, SW13

# £475,000

#### Guide Price

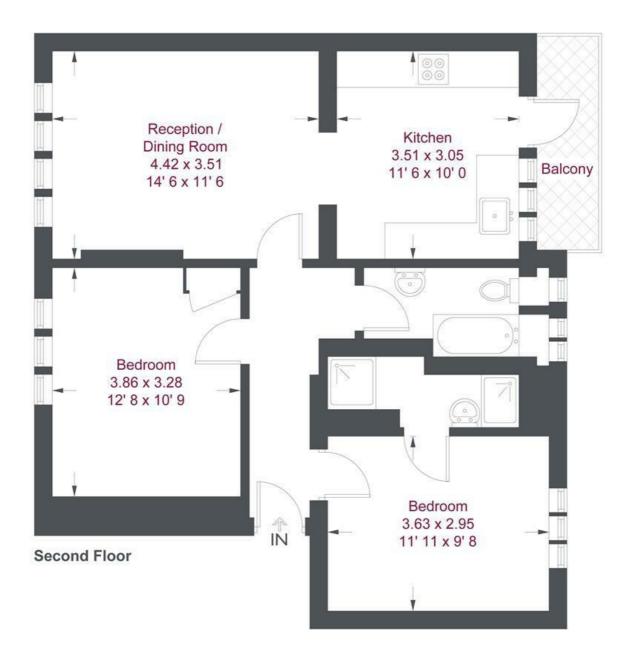
A modern, two bedroom, purpose built apartment, neatly positioned in a quiet location easily accessible to Barnes village, with a lovely open outlook over the playing fields opposite. This generous apartment is positioned on the second floor, with bright and well laid out interiors. The property is arranged to provide a living room, which has a peaceful, open outlook over the Barn Elms playing fields, there is a modern, kitchen/breakfast room with a private rear balcony, two double bedrooms, stylish en-suite shower room and a well-equipped family bathroom. The property further benefits from a large storage cupboard on the ground floor, access to a communal garden and residents parking, which is available on a first come, first serve basis at the rear of the building. There are a number of excellent schools in the area, including St Osmunds RC Primary School, The St Paul's School & St Paul's Juniors, The Harrodian and The Swedish School to name but a few. For the commuter, Barnes railway station provides a frequent service to Clapham Junction, Vauxhall and London Waterloo. For London Underground services, Hammersmith, Putney Bridge and Richmond offer access into The West End and The City.



- 📇 Two Double Bedrooms
- Modern En-Suite & Family Bathroom
- 🗜 Light & Spacious Living Room
- Modern Kitchen Leading To Balcony
- 🔅 EPC Rating D / Council Tax D / Leasehold
- 📮' Barnes Station
- Outstanding Schools
- Residents Parking & Garden To Rear
- No Onward Chain
- Views Over Playing Fields

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

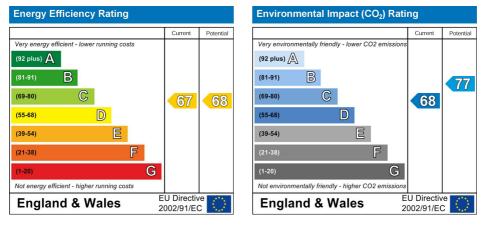
#### 020 8876 0100



#### **Rocks Lane**

Approximate Gross Internal Area = 744 sq ft / 69.1 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice





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