



JAMES  
ANDERSON



## FOR SALE

**£475,000**

Rocks Lane, Barnes, SW13

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

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

