



JAMES
ANDERSON



FOR SALE

£425,000

Railway Side, Barnes, SW13

Guide Price

A nicely presented, purpose-built apartment, neatly situated in the Little Chelsea area of Barnes, near to the 'outstanding' Barnes Primary School. This light and spacious property is located on the second floor and is accessed via security entry, and has a useful private bike store on the ground floor. The accommodation is arranged to provide two spacious bedrooms, one of which has access to a south easterly facing balcony, whilst the other bedroom has fitted storage. The living room is light, with attractive flooring and there is a modern fitted kitchen/breakfast room, plus a modern family bathroom. 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 and Barnes Bridge Stations are also within walking distance. The property is an ideal investment purchase as it's currently let to a good tenant who would be keen to stay on if possible.



Two Spacious Bedrooms



Modern Bathroom



Spacious Living Room



Modern Kitchen/Breakfast room



EPC Rating B / Council Tax C / Leasehold



Barnes Bridge & Barnes Station



Outstanding Local Schools



South Easterly Facing Balcony



No Onward Chain



Modern Spacious Apartment



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

020 8876 0100



Second 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) 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			
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

