



**JAMES
ANDERSON**



FOR SALE

£565,000

25 Rocks Lane, Barnes, SW13

Guide Price

A charming period conversion, neatly situated on a highly desirable road in Barnes village, overlooking the playing fields opposite and is available for sale with no onward chain. This spacious first floor property has accommodation arranged to provide two double bedrooms, a modern bathroom, and a lovely open-living area across the front of the property, that incorporates a modern kitchen with a breakfast bar island, and has fantastic views from the front, over the playing fields opposite. This property is located moments from the amenities of Barnes Village, whilst excellent public transport links are available, including Barnes Station and regular bus services into Hammersmith and Putney with their underground networks. The schools in the area include The St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School to name a few.



Two Double Bedrooms



Modern Bathroom



Open-Living With Beautiful Fireplace



Modern Kitchen With Island



EPC Rating C / Council Tax D / Share Of Freehold



Close To Barnes Station



Excellent Local Schools



No Onward Chain



Views Over Playing Fields Opposite



First Floor Apartment Conversion



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

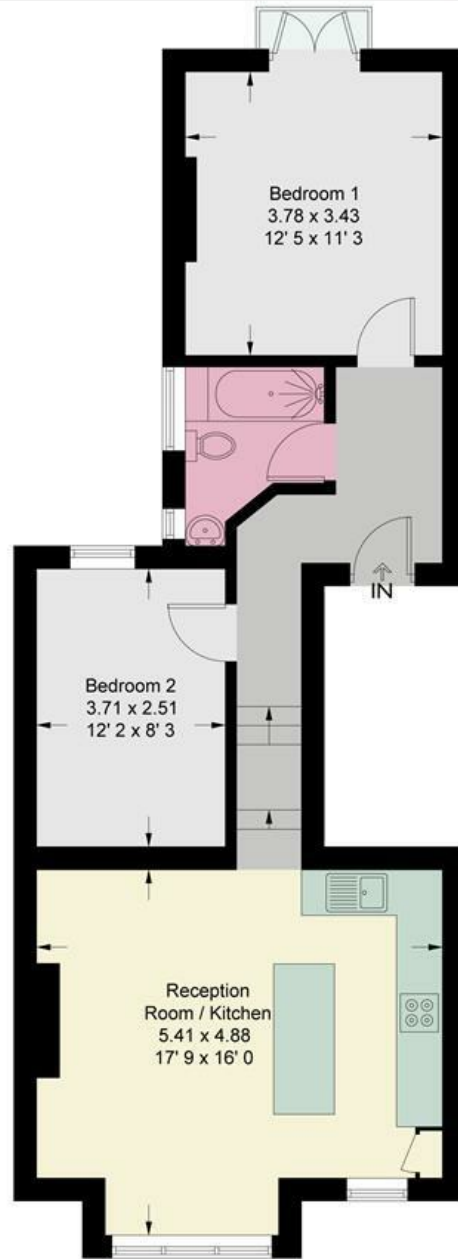
020 8876 0100

Rocks Lane

Approximate Gross Internal Area = 662 sq ft / 61.5 sq m



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First 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

