



JAMES
ANDERSON



FOR SALE

£475,000

The Willoughbys, London, SW14

A spacious three double bedroom upper floor flat with a balcony and good storage. The Willoughbys is a well maintained block offering low service charges and communal gardens. The flat is presented in good order throughout and the accommodation consists of three double bedrooms, fully equipped kitchen and a living room with access to a south-facing balcony. The Willoughbys is a 10 minute walk to Barnes mainline station, Barnes Bridge and Mortlake are around 12-15 mins walk. There is a shop and cafe right beside the block, White Hart Lane offers more shops and cafes and is a few minutes walk as is East Sheen's high street. The location offers quick access to bus routes and roads leading into and out of London.

Lease - 88 years

Service Charge - £1200 per year

Ground Rent - £50 per year



Three Bedrooms



One Bathrooms



South Facing Lounge



Modern Kitchen



EPC Rating D



Barnes & Barnes Bridge Station



East Sheen Primary School



Barnes / East Sheen Borders



Top Floor Apartment

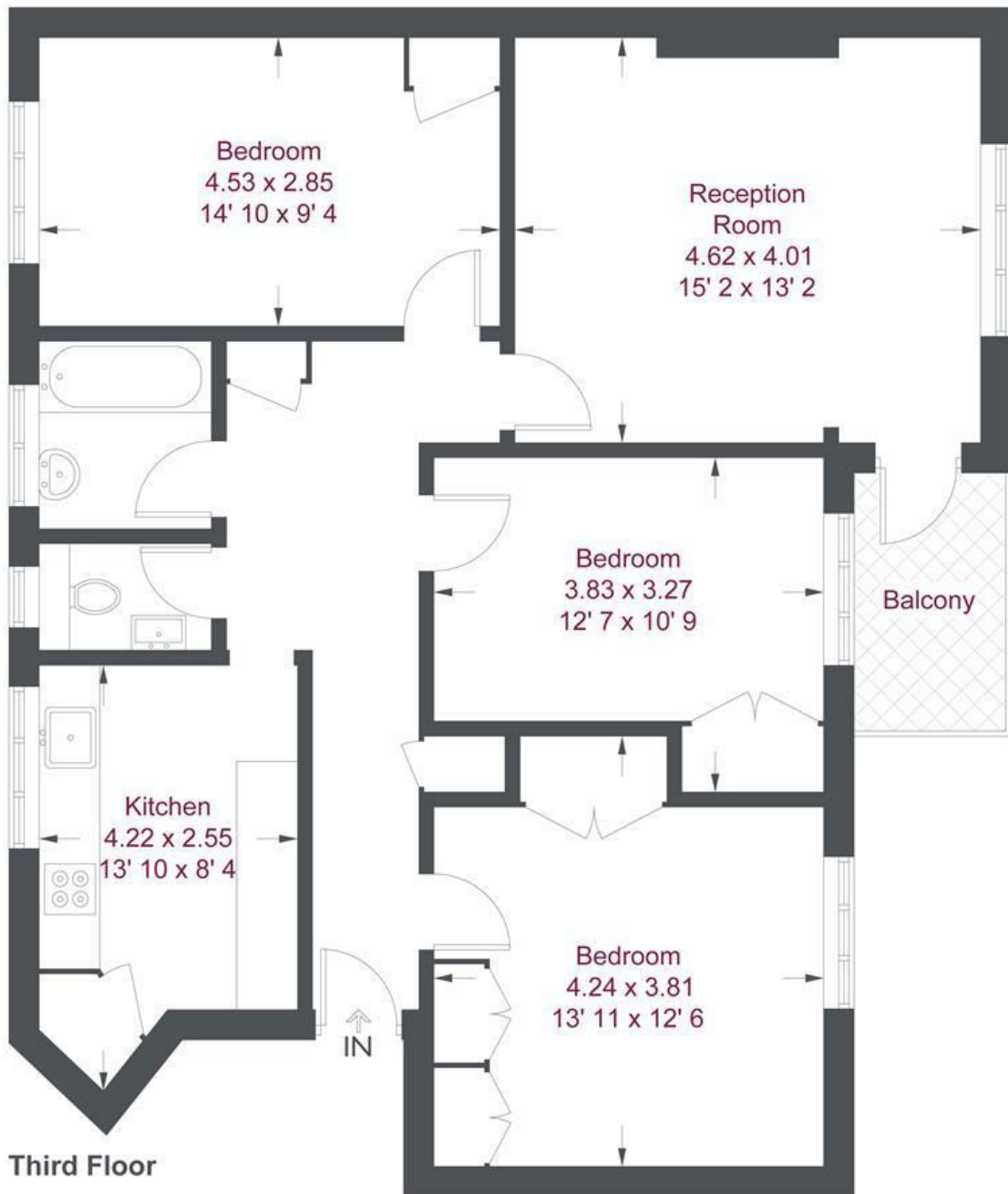


Private Balcony



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

020 8876 6611



The Willoughbys

Approximate Gross Internal Area = 941 sq ft / 87.4 sq m

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		
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Not environmentally friendly - higher CO ₂ emissions		
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