



**JAMES
ANDERSON**



FOR SALE

£450,000

Rocks Lane, London, SW13

Asking Price

A purpose built apartment, neatly positioned in a quiet location easily accessible to Barnes village, with a lovely open outlook over the playing fields opposite, and is available for sale with no onward chain. This generous apartment is located on the third floor, with bright and well laid out interiors. The property is arranged to provide a spacious living room, which has a lovely, open outlook over the Barn Elms playing fields, which leads to a modern, kitchen/breakfast room which has access to a west-facing, rear balcony, two double bedrooms, and a bathroom. The property further benefits from a 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 School 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



Family Bathroom



Light & Spacious Living Room



Kitchen/Breakfast Room 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



Rocks Lane

Approximate Gross Internal Area = 719 sq ft / 66.8 sq m



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Third 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		59	62
(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		

