



JAMES  
ANDERSON



## FOR SALE

**£450,000**

### Railway Side, Barnes, SW13

Guide Price

A well-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, plus additional storage next to the front door of the apartment. The accommodation is arranged to provide three spacious bedrooms, one of which has access out to a private south easterly facing balcony, with a spacious living room, modern fitted kitchen/breakfast room and a 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 available for sale with no onward chain.

Leasehold

83 Years Remaining

Service charges = £1365 per annum.

Ground rent = £10 per annum.



Three Spacious Bedrooms



Family Bathroom



Spacious Living Room



Modern Kitchen/Breakfast Room



EPC Rating C / Council Tax D / Leasehold



Barnes & Barnes Bridge Stations



Outstanding Local Schools



South Easterly Facing Balcony



No Onward Chain



Modern Second Floor Apartment



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

020 8876 0100

# Westfields

Approximate Gross Internal Area = 754 sq ft / 70.1 sq m  
Storage = 19 sq ft / 1.8 sq m  
Total = 773 sq ft / 71.9 sq m



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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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |