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

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

JAMES ANDERSON

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Balcony

Reception Room
4.55 x 3.48
14' 11 x 11' 5

Bedroom
3.45 x 2.87
11' 4 x 9' 5

Bedroom
4.39 x 2.85
14' 5 x 9' 4

B T

Kitchen
4.06 x 2.39
13' 4 x 7' 10

IN

Bedroom
3.02 x 2.11
9' 11 x 6' 11

Storage

Second Floor

Ground Floor
(Not Shown In Actual
Location / Orientation)

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		78
(55-68) D	69	
(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 CO2 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 CO2 emissions		

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