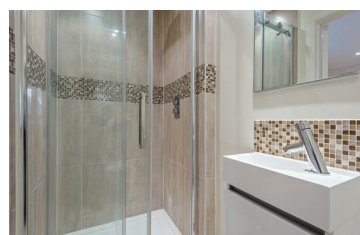
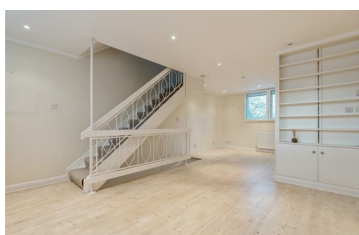




JAMES  
ANDERSON



## FOR SALE

**£800,000**

### The Elms, Barnes, SW13

A well presented end of terrace house, with garage and parking, is neatly situated in this highly desirable gated development in Barnes, next to Barnes Common. This unique home has spacious accommodation over three floors and is currently arranged to provide two double bedrooms, both with fitted wardrobes, and a stylish modern bathroom. The ground floor offers an open-plan kitchen/dining space, which is ideal for family entertaining, and a light conservatory which leads out to the private rear garden, which also has access to the garage and driveway. There is a cloakroom on the ground floor. The first floor has a spacious reception room, which is flooded with light owing to the dual aspect. A modern shower room completes the accommodation on this floor. The property further benefits from double glazing, with quadruple glazing at the rear of the first and second floors, plus there is gas heating. The Elms is a private development situated on Vine Road, a sought-after residential road conveniently located on the edge of Barnes, on the borders of East Sheen and Putney. The property is within walking distance of Barnes station which offers frequent services to Clapham Junction and London Waterloo. Schools in the area include The St Pauls School, The Harroddian School, The Swedish School, and Ibstock Place to name a few.



Two Double Bedrooms



Modern Shower/Bathrooms



Spacious Double Reception Room



Family Kitchen/Dining Room



EPC Rating C / Council Tax F / Freehold



Near Barnes Station



Outstanding Local Schools



Garage & Driveway



No Onward Chain



End of Terrace Town House

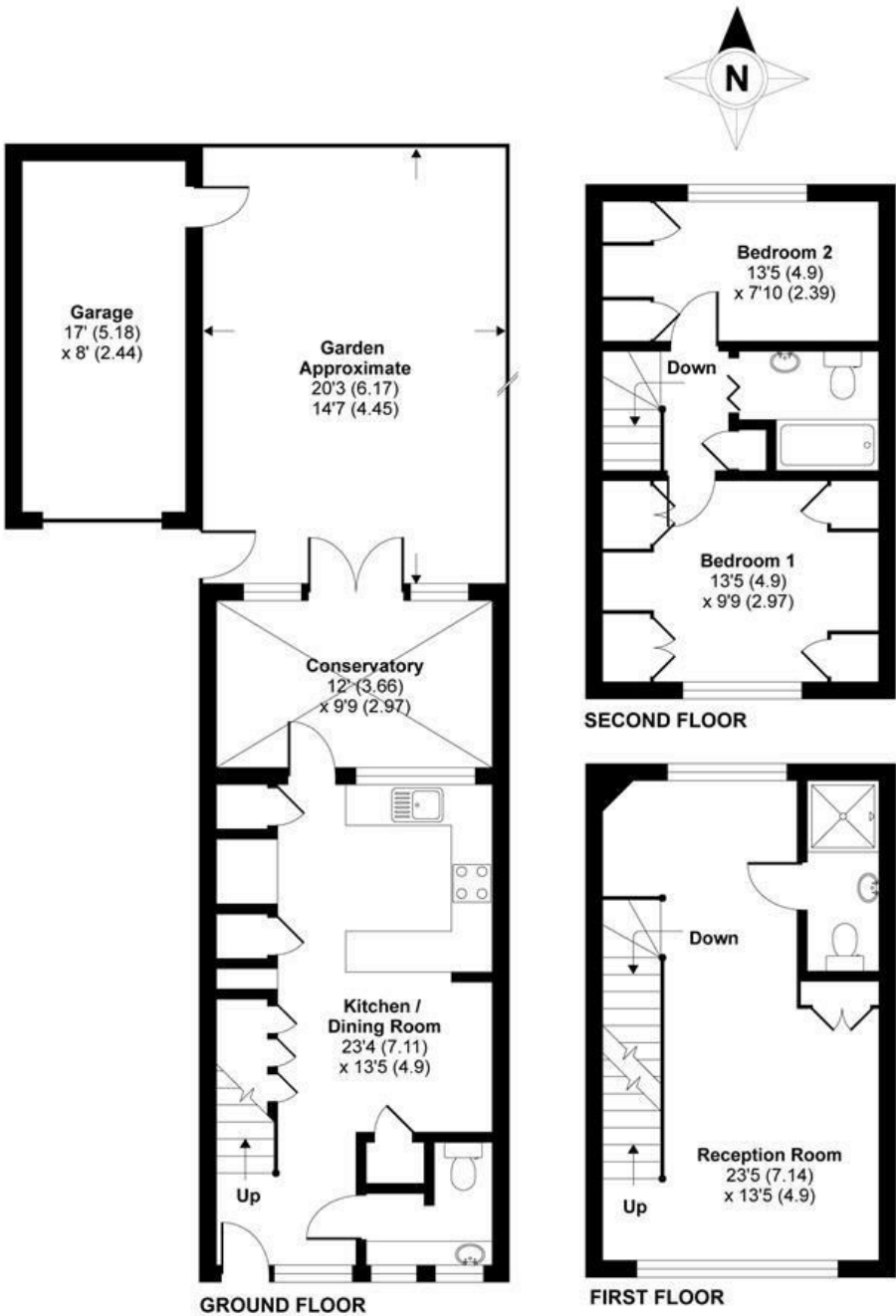


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# The Elms, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 1208 SQ FT 112.2 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</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