



**JAMES  
ANDERSON**



## FOR SALE

**£825,000**

### Railway Side, Barnes, SW13

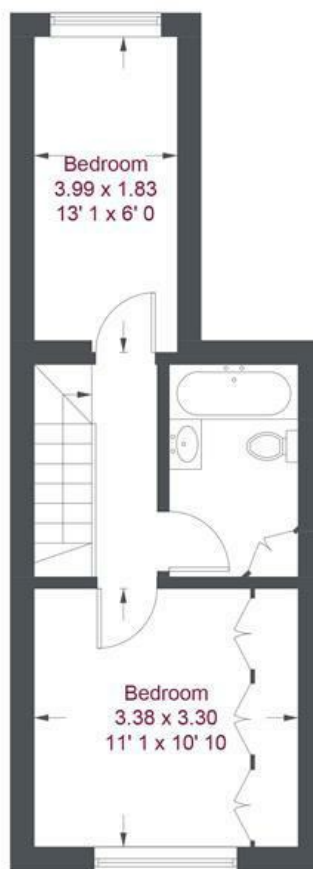
A beautifully presented and extended cottage, neatly positioned within a minutes walk of Barnes Primary School in the highly desirable area of Little Chelsea. The property has been modernised, whilst retaining its appeal as a traditional character home. There is light and spacious accommodation over two floors to provide a large living area with attractive fireplace and additional storage. To the rear, the property has been extended to create a modern, light kitchen/dining room with an attractive fitted corner bench for dining, and bi-folding glazing opening onto the garden. The first floor has two bedrooms, the main bedroom has fitted wardrobes and there is a stylish family bathroom. There is a landscaped courtyard garden, enclosed by fencing and a very useful rear access. Railway Side is a short walk from pubs, shops and cafes on White Hart Lane and Barnes Village, along with the River Thames and Barnes Bridge Station. The property is available for sale with no onward chain.

-  Two Double Bedrooms
-  Stylish Bathroom
-  Spacious Living Area With Attractive Fireplace
-  Modern Kitchen/Dining Room
-  EPC Rating D / Council Tax E / Freehold
-  Barnes Bridge Station
-  Barnes Primary Catchment
-  Extended Terrace Cottage
-  Excellent Condition
-  Courtyard Garden With Rear Access





**Ground Floor**  
370 sq ft / 34.4 sq m



**First Floor**  
307 sq ft / 28.5 sq m

### Railway Side

Approximate Gross Internal Area = 677 sq ft / 62.9 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>64</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>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>61</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	

