











## **FOR SALE**

£450,000

## Rocks Lane, Barnes, SW13

Guide Price

A modern, two bedroom, purpose built apartment, neatly positioned in a quiet location easily accessible to Barnes village, with a lovely open outlook over the playing fields opposite. This generous apartment is positioned on the first floor, with modern and well laid out interiors. The property is arranged to provide a dual-aspect living room, which has a peaceful, open outlook towards Barn Elms playing fields, there is a modern kitchen/breakfast room with a private, west-facing rear balcony, two double bedrooms, and a well-equipped modern bathroom. The property further benefits from a large storage cupboard on the ground floor, access to a communal garden and residents parking, which is available on a first come, first served 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

173 Years Remaining

Service Charges = £1,308.68 per annum.

No Ground Rent



Two Double Bedrooms



Modern Family Bathroom



Dual-Aspect Living Room



Modern Kitchen Leading To Balcony



EPC Rating C / Council Tax D / Leasehold



Barnes Station



Excellent Local Schools



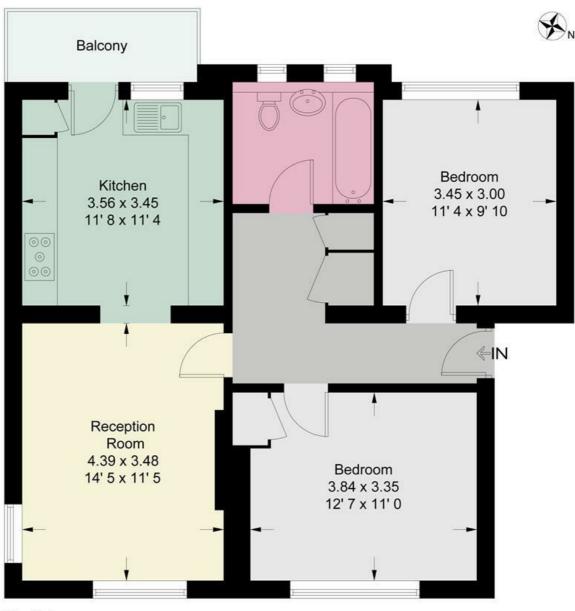
Residents Parking & Garden To Rear



Purpose-Built First Floor Apartment







## **First Floor**

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