



**JAMES
ANDERSON**



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.

Leasehold
173 Years Remaining
Service Charges = £1,308.68 per annum.
No Ground Rent

-  Two Double Bedrooms
-  Barnes Station
-  Modern Family Bathroom
-  Excellent Local Schools
-  Dual-Aspect Living Room
-  Residents Parking & Garden To Rear
-  Modern Kitchen Leading To Balcony
-  Private West-Facing Balcony
-  EPC Rating C / Council Tax D / Leasehold
-  Purpose-Built First Floor Apartment



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

020 8876 0100



First Floor

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 | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | 76 | 81 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

