



JAMES
ANDERSON

Newnes Path
London SW15
Guide Price £350,000



Newnes Path London SW15

This fully refurbished one-bedroom top-floor apartment has been thoughtfully renovated with the aim of maximising natural light throughout. The layout captures the sun's natural cycle, with sunlight moving from the bedroom in the morning, through the bathroom and kitchen during the day, and finally setting in the living room and outdoor area.

An opening between the kitchen and living room was created to allow more natural light to flow between the two rooms, while also making a new space for the fridge-freezer and additional storage. The walk-in cupboard was transformed into a functional utility room with custom-fitted shelving and plumbing for a washing machine.

The apartment exudes a modern, natural, and homely feel, with renovations that have greatly enhanced the space's energy. The solid hardwood flooring throughout adds a sense of robustness and security, seamlessly connecting each room. The use of natural materials and colours, alongside bright white walls, keeps the space feeling open and airy. The views from the windows offer pleasant green scenery in the summer, and the secure private entryway is a peaceful spot to enjoy fresh air. High-quality materials and fixtures were carefully chosen, including column radiators that lend a luxurious, high-end feel to the space.

Newnes Path is a charming and well-connected residential location offering a mix of peaceful living with easy access to local amenities and transport links with Barnes station just a 10-minute walk away, offering fast trains to Waterloo. There are also bus stops nearby, including the 337 and 430, just a 5-minute walk from the flat while a short 3-minute walk brings you to a local parade of shops, perfect for day-to-day tasks and shopping.

Tenure - Leasehold - 103 Years Remain
Service Charge - £1100 P/A
Ground Rent - £0
Council Tax Band - B
EPC Rating - D



















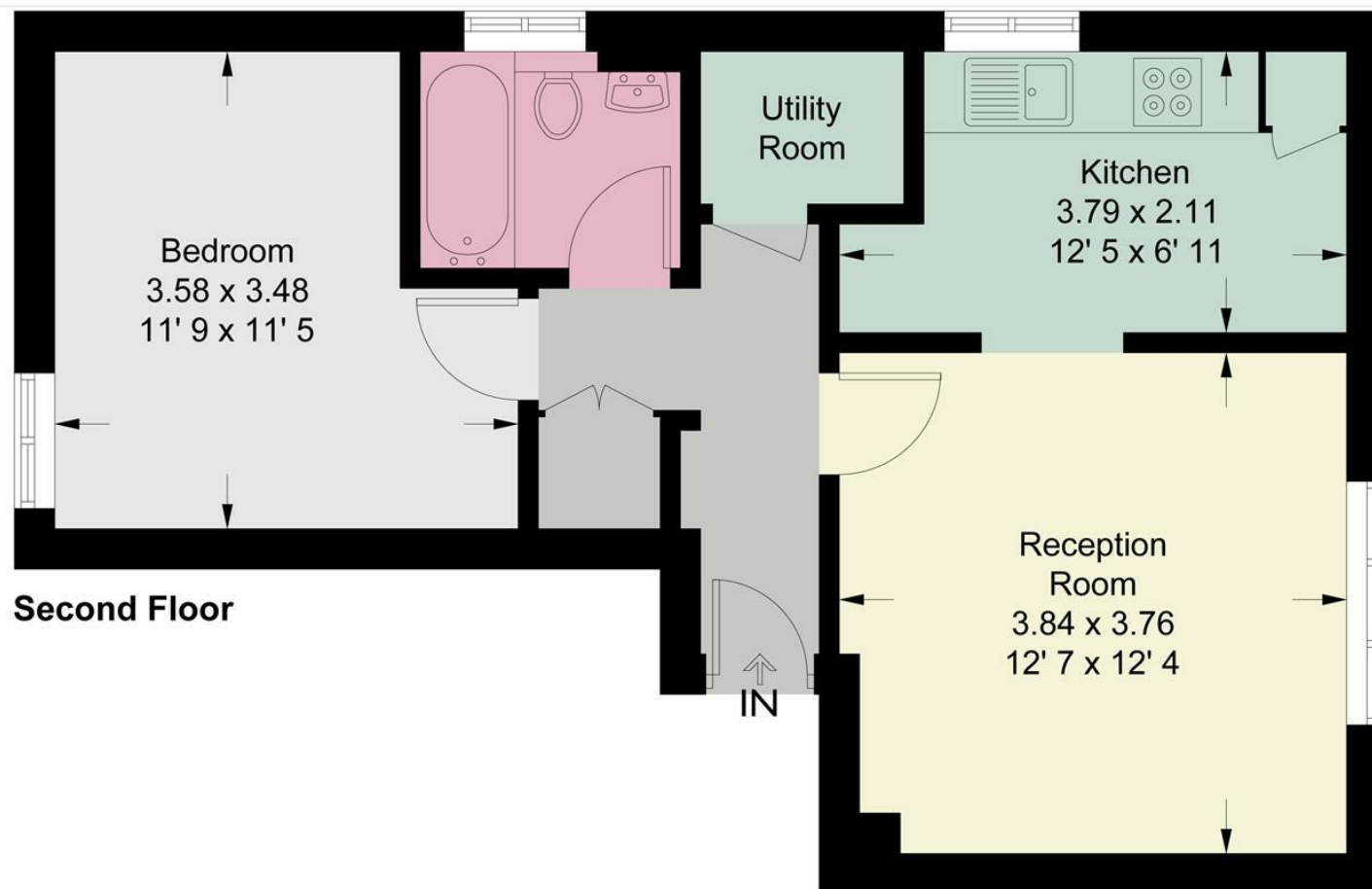
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Approximate Gross Internal Area = 483 sq ft / 44.9 sq m



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