



JAMES
ANDERSON



FOR SALE

£350,000

Newnes Path, London, SW15

Guide Price

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



One Spacious Bedroom



Modern Bathroom Suite



Bright & Airy Lounge



High Spec Kitchen With Space To Dine



EPC Rating -



Easy Access To Transport Links + Parking



Roehampton University Nearby



Quiet & Peaceful Location Close To Green Open Spaces



Council Tax Band - B / Ground Rent - £0 P/A



Leasehold - 103 Years - / Service Charge - circa £1100 P/A

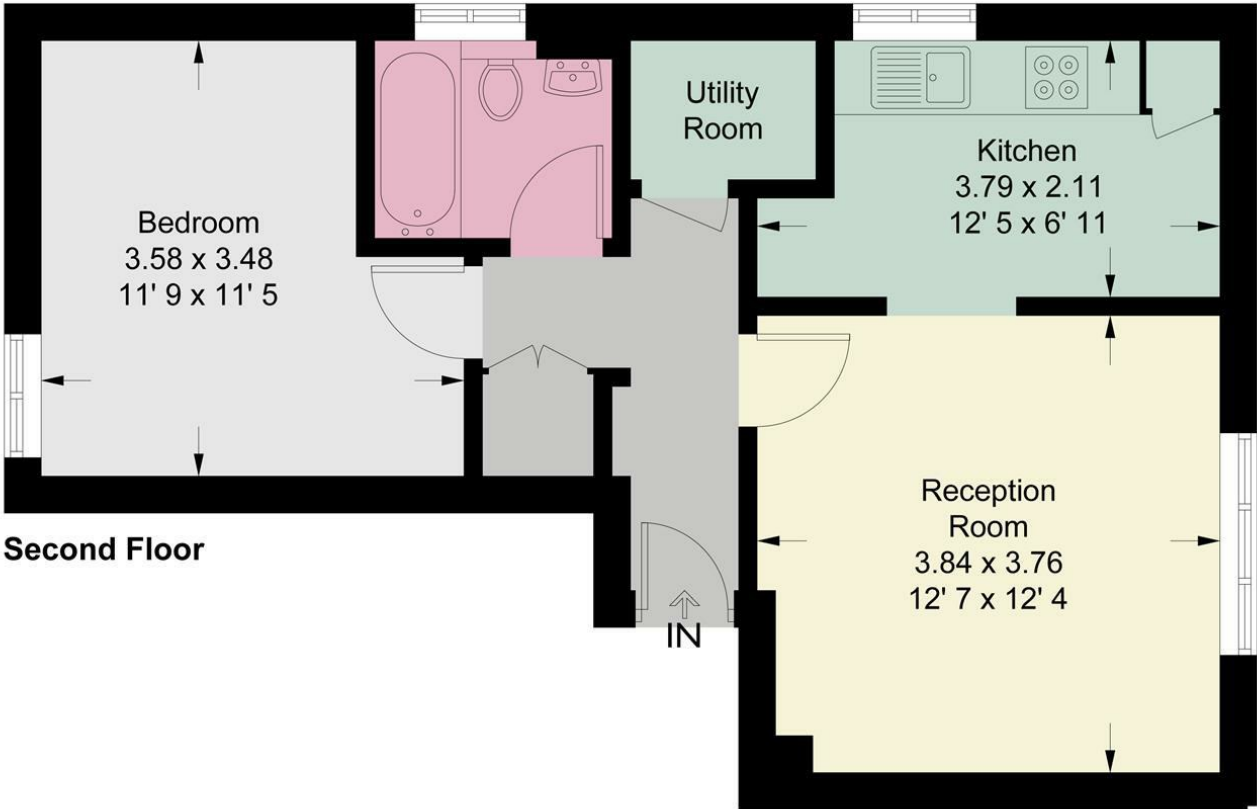


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

Newnes Path

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



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		
	67	70
England & Wales	EU Directive 2002/91/EC	

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	

