



**JAMES  
ANDERSON**













## FOR SALE

**£765,000**

### Terrace Gardens, Barnes, SW13

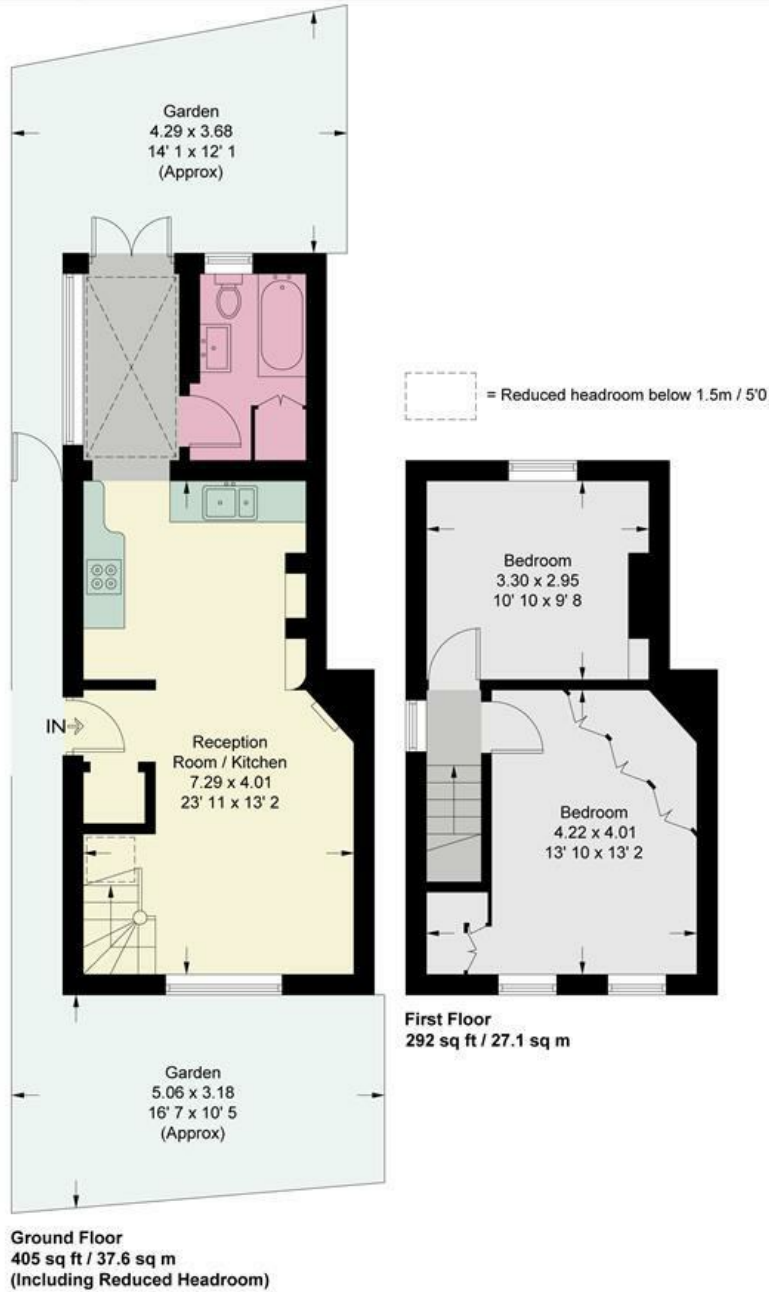
End of terrace cottage, neatly situated just moments from Barnes High Street, Barnes Bridge Station and the River Thames. This charming home has accommodation over two floors, which is arranged to provide two double bedrooms, one of which has fitted wardrobes, a light and airy sitting room, modern kitchen/breakfast room, and a modern bathroom on the ground floor that leads from a small conservatory. There is a southerly facing rear garden which is enclosed and mainly laid with decking, with a further garden at the front. There is side access to the rear garden and bike storage in the front garden. This property is also available for sale with no onward chain. Terrace Gardens is conveniently placed for the amenities of Barnes Village and White Hart Lane. For the commuter Barnes Bridge station is a short walk away. The schools in the area include The St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School.

-  Two Double Bedrooms
-  Modern Bathroom
-  Light & Airy Living Space
-  Modern Kitchen/Breakfast Room
-  EPC Rating E / Council Tax E / Freehold
-  Barnes Bridge Station
-  Excellent Local Schools
-  Close to the River Thames
-  No Onward Chain
-  End of Terrace Cottage



# Terrace Gardens

Approximate Gross Internal Area = 692 sq ft / 64.2 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 5 sq ft / 0.5 sq m  
 Total = 697 sq ft / 64.7 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) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

