



**JAMES
ANDERSON**



FOR SALE

Railway Side, Barnes, SW13






A well-presented purpose-built, ground floor apartment located in the Little Chelsea area of Barnes. The property offers an abundance of light and space, and provides accommodation that is arranged to provide one double bedroom with direct access out to a private balcony/terrace, a modern kitchen/breakfast room, a modern bathroom, and a light and spacious reception room. Excellent local amenities are available on both White Hart Lane, and in Barnes village. Barnes Bridge station is a short walk away, with local bus services providing access into Putney, Richmond and Hammersmith, with its underground network.

£350,000

Offers In Excess Of

Leasehold
172 Years Remaining
Service Charges = £1099 per annum.
Peppercorn Ground Rent

-  One Double Bedroom With Balcony
-  Modern Bathroom
-  Light & Spacious Sitting Room
-  Modern Kitchen/Breakfast Room
-  EPC Rating D / Council Tax C / Leasehold

-  Near Barnes Bridge Station
-  Outstanding Local Schools
-  Popular Residential Location
-  Close To Local Shops & Amenities
-  Purpose-Built Ground Floor Apartment



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

020 8876 0100

Westfields

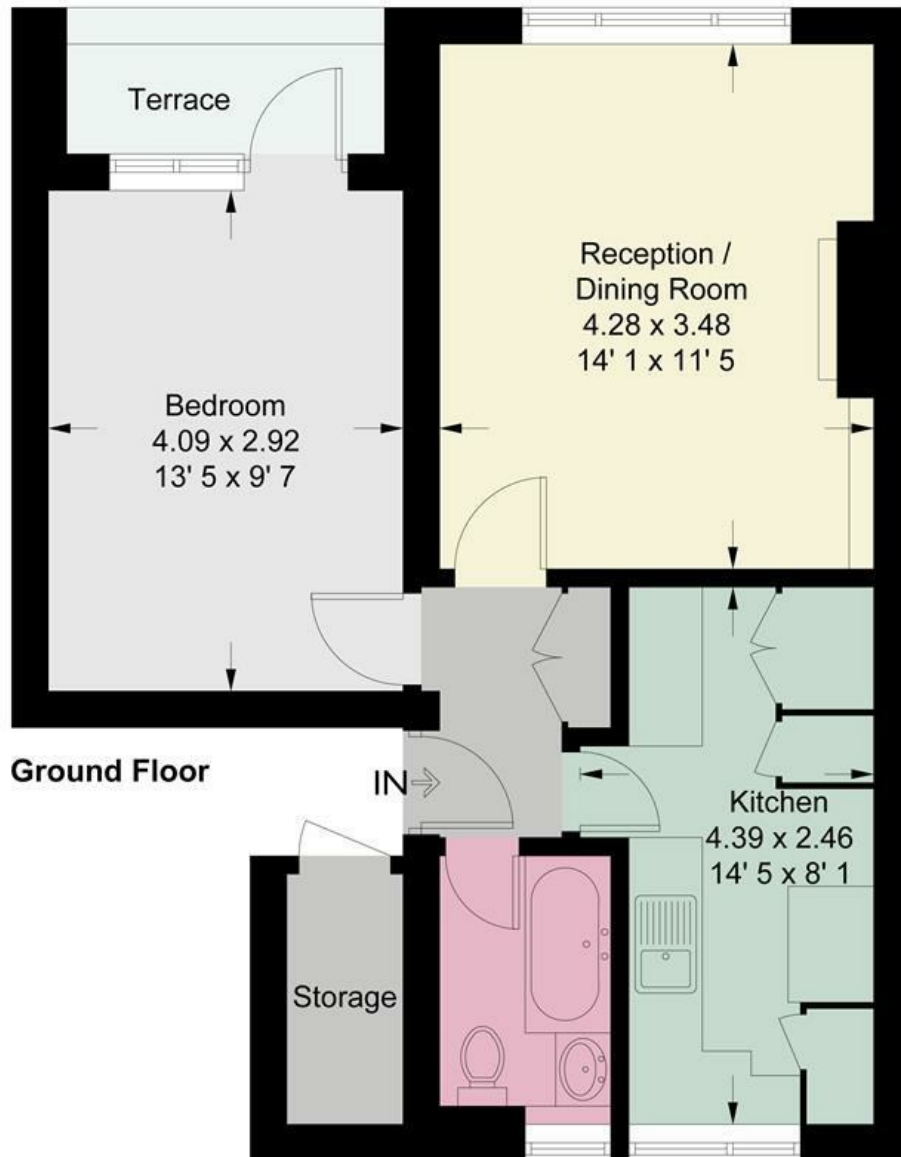
Approximate Gross Internal Area = 482 sq ft / 44.8 sq m

Storage = 21 sq ft / 1.9 sq m

Total = 503 sq ft / 46.7 sq m



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Ground 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	63	71
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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England & Wales	EU Directive 2002/91/EC	

