



JAMES  
ANDERSON



## FOR SALE

**£335,000**

Railway Side, Barnes, SW13

Guide Price

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. The property further benefits from a recent lease extension and a new boiler. 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.

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
-  New Boiler & Recently Extended Lease
-  Close To Local Shops & Amenities
-  Purpose-Built Ground Floor Apartment



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

020 8876 0100



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>                          |                         |           |
| (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 energy efficient - higher running costs |                         |           |
|                                             | 63                      | 71        |
| <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 |           |

