











## **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



Purpose-Built Ground Floor Apartment

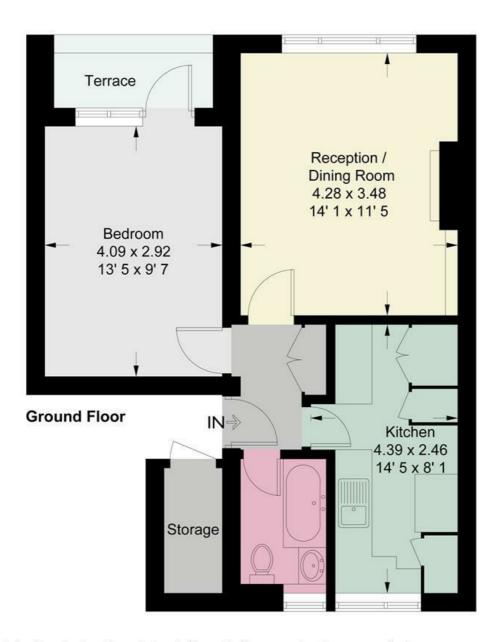


## Westfields

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







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.



