



**JAMES
ANDERSON**



FOR SALE

£399,950

Rocks Lane, Barnes, SW13

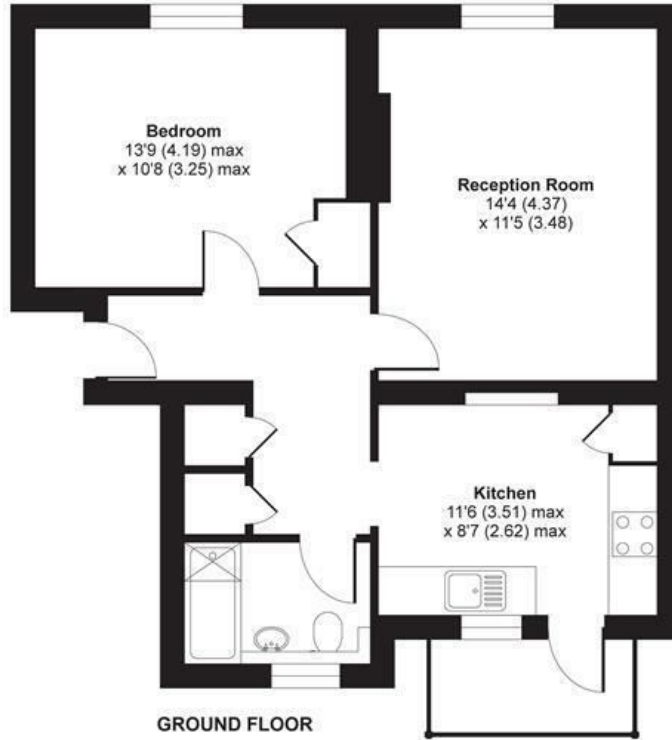
A modern, one bedroom, purpose built apartment, neatly positioned in a quiet location easily accessible to Barnes village, with a lovely open outlook over the playing fields opposite. This generous apartment is positioned on the ground floor, with modern and well laid out interiors. The property is arranged to provide a spacious living room, which has a peaceful open outlook towards Barn Elms playing fields, there is a stylish modern kitchen/breakfast room with a private, west-facing rear balcony, a double bedroom with fitted storage, and a well-equipped modern bathroom. The property further benefits from a large storage cupboard on the ground floor, access to a communal garden and residents parking, which is available on a first come, first served basis at the front of the building, and also to the rear of the adjacent building. There are a number of excellent schools in the area, including St Osmunds RC Primary School, The St Paul's School & St Paul's Juniors, The Harrodian School and The Swedish School to name but a few. For the commuter, Barnes railway station provides a frequent service to Clapham Junction, Vauxhall and London Waterloo. For London Underground services, Hammersmith, Putney Bridge and Richmond offer access into The West End and The City.

-  One Double Bedroom
-  Barnes Station
-  Modern Bathroom
-  Excellent Local Schools
-  Large Reception
-  Close to Barnes Common
-  Stylish Kitchen
-  Newly Extended Lease
-  EPC Rating D / Council Tax C / Leasehold
-  Ground Floor With Balcony



Rocks Lane, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 564 SQ FT 52.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

