FOR SALE

£495,000

Elm Bank Mansions, Barnes, SW13

An attractively presented, mansion block, one-bedroom apartment, ideally situated in the centre of Barnes, adjacent to the River Thames and Barnes Bridge Station. Located on the third floor of this sought after and attractive Edwardian mansion block, the well-proportioned accommodation comprises spacious entrance hall, a spacious modern kitchen/dining room with integrated appliances, a shower room, a large double bedroom, and a light reception room with bay window and working fire. The property is enhanced by many period features - including high ceilings and sash windows. The property further benefits from ample storage throughout, and a share of the freehold. The Edwardian estate as a whole enjoys on-site porterage, CCTV security, airy communal halls and stairwells, communal gardens and secure bike storage, along with a strong residents' association and comprehensive website https://elmbankmansions.org. Elm Bank Mansions is located moments from the amenities of Barnes Village and White Hart Lane. For the commuter Barnes Bridge station is a short walk away, while close proximity to both the M3 and M4 motorways makes access to the South and West very easy.

- One Bedroom
- Shower Room
- Living Room With Bay Window
- Modern Kitchen/Dining Room
- EPC Rating C / Council Tax D / Share Of Freehold
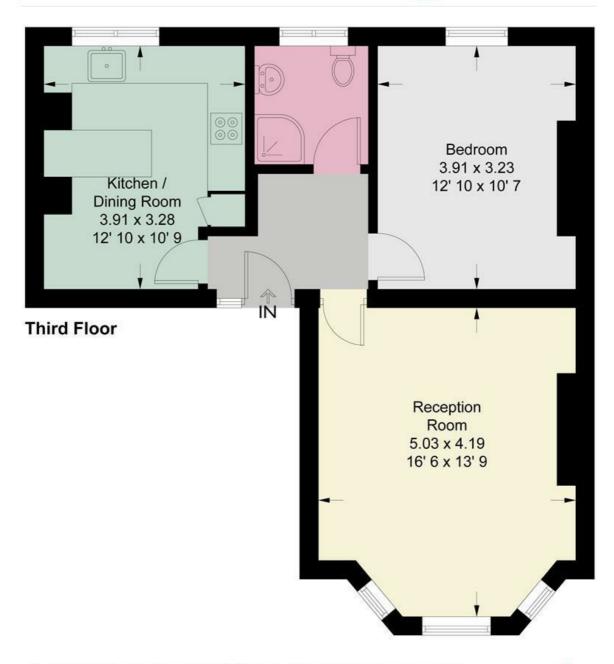
- Barnes Bridge Station
- Excellent Local Schools
- Next To The River Thames
- No Onward Chain
- Mansion Block Apartment With Excellent Views

Elm Bank Mansions

Approximate Gross Internal Area = 596 sq ft / 55.4 sq m

JAMES ANDERSON

Kitchen / Dining Room
3.91 x 3.28
12' 10 x 10' 9

Bedroom
3.91 x 3.23
12' 10 x 10' 7

IN

Third Floor

Reception Room
5.03 x 4.19
16' 6 x 13' 9

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) A		
(81-91) B		80
(69-80) C	74	
(55-68) D		
(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 CO2 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 CO2 emissions		

England & Wales EU Directive 2002/91/EC

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