



**JAMES  
ANDERSON**



# FOR SALE

**£635,000**

## Barnes High Street, Barnes, SW13

A recently refurbished maisonette neatly situated in heart of Barnes Village, close to the local duck pond, and is available for sale with no onward chain. This spacious property (approx.1035 square feet) has a private entrance that leads up to the first floor where the accommodation is arranged to provide an impressive, light and spacious open-plan living area, that includes a stylish kitchen with integrated appliances and contemporary work surfaces. There are two bedrooms and a shower room also on this floor. The primary bedroom is located on the second floor and has ample storage, along with a stylish bathroom with a separate shower. This apartment also benefits from low service charges. The property is close to the local shops, cafes, pubs and restaurants in Barnes Village, and the River Thames is at the end of the High Street. Barnes and Barnes Bridge Stations are within walking distance. Local schools include The St Pauls School, The Harrodian School, The Swedish School and St Osmund's Catholic Primary School are also nearby.

- Three Bedrooms
- Two Stylish Shower/Bathrooms
- Spacious Open-Plan Living Area
- Modern Kitchen With Contemporary Work Surfaces
- EPC Rating D / Council Tax D / Leasehold
- Barnes & Barnes Bridge Stations
- Excellent Local Schools
- Newly Refurbished Property
- No Onward Chain
- Spacious Upper Maisonette



# Barnes High Street

Approximate Gross Internal Area = 1035 sq ft / 96.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 37 sq ft / 3.4 sq m  
 Total = 1072 sq ft / 99.5 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.



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	63	74

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		

