



**JAMES
ANDERSON**

Flat 2 Penn House
Barnes SW13
£1,350,000



Flat 2 Penn House Barnes SW13

Stunning modern duplex apartment with a private garden, a parking space, and is ideally situated for all of the local shops and amenities on White Hart Lane in Barnes. This light and spacious property (approx. 1540 sq ft) is located on the ground, and lower ground floor, and is arranged to provide three generous double bedrooms, all with fitted wardrobes, with the principal bedroom and the second bedroom benefitting from stylish en-suite bathrooms, whilst the third bedroom has use of a modern family bathroom. The living area is open-plan, spacious and light, which incorporates a contemporary kitchen area, with stylish worktops and integrated appliances, and has direct access out to a private garden. The apartment further benefits from being recently decorated, with new carpets, gas heating and has an allocated parking space at the rear of the building, accessed via secure electric gates. Barnes Bridge Station is few minutes walk away, along with Barnes village. The schools in the area include The St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC), and Barnes Primary School. The property is for sale with no onward chain.

Leasehold - 999 Years Remaining
Service Charges = £3402.99 per annum.
Peppercorn Ground Rent

















Penn House

Approximate Gross Internal Area = 1542 sq ft / 143.3 sq m



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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.





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