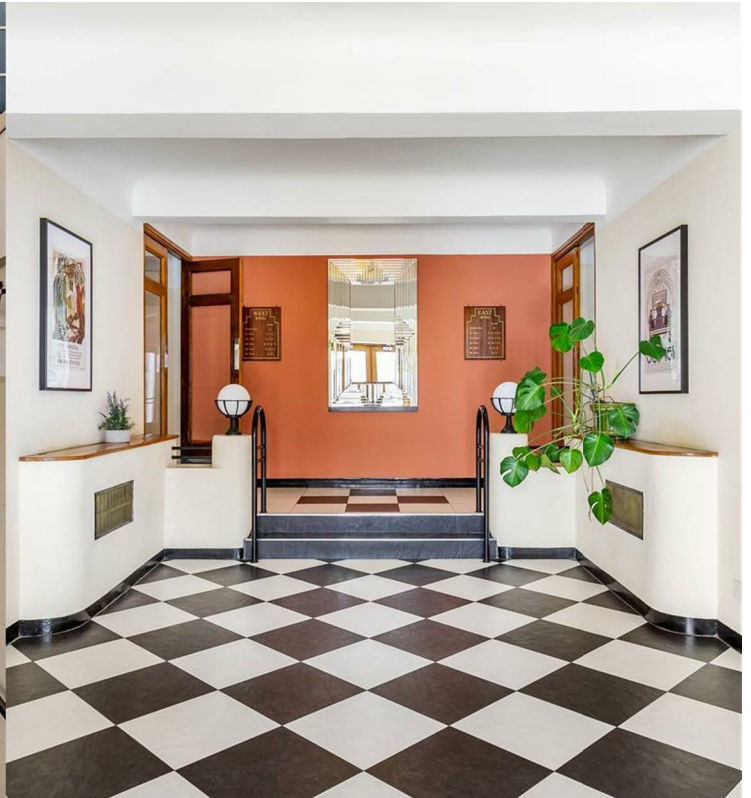




**JAMES  
ANDERSON**



## FOR SALE

**£620,000**

### Seaforth Lodge, Barnes, SW13

A spacious first floor two bedroom apartment neatly positioned within an attractive Art-Deco building in the centre of Barnes High Street, and within excellent transport links. This well presented property is arranged to provide a light and spacious reception/living room, two generous double bedrooms with fitted storage, and a modern kitchen/breakfast room and bathroom. The property benefits from attractive wooden flooring, double glazed windows, and is sold with a long lease. Seaforth Lodge is a highly regarded apartment building, with a lift, recently replaced security entry system and there is limited off street parking available for residents on a first come first served basis plus residents' on-street parking in neighbouring streets. Local schools include The St Pauls School, The Harrodian School, The Swedish School and Ibstock Place to name a few. Seaforth Lodge is ideally positioned for Barnes and Barnes Bridge Stations, The River Thames, and the local pubs, shops and cafes of Barnes Village. The property is available for sale with no onward chain.

-  Two Double Bedrooms
-  Modern Bathroom
-  Sitting/Dining Room
-  Modern Kitchen/Breakfast Room
-  EPC Rating D / Council Tax D / Leasehold
-  Barnes & Barnes Bridge Stations
-  Excellent Local Schools
-  Residents Parking
-  Lift Service
-  Barnes Village Location



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

# Seaforth Lodge

Approximate Gross Internal Area = 753 sq ft / 70 sq m



First Floor

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

