



**JAMES
ANDERSON**



FOR SALE

£549,950

Grove Road, Barnes, SW13

A spacious and light maisonette neatly situated in a highly desirable 'Art-Deco' building in the heart of Barnes Village. The property is in need of updating and is located on the ground floor with accommodation over two floors which is arranged to provide three bedrooms and a bathroom on the first floor, with a large living/dining room and a kitchen/breakfast room on the ground floor. The property has ample storage, double glazed windows, gas heating and a share of the freehold with a long lease. Local schools include The St Pauls School, The Harroddian School, The Swedish School and Ibstock Place to name a few. Carmichael Court is ideally positioned for Barnes Bridge Station, The River Thames, and the local pubs, shops and cafes of Barnes Village. The property is available for sale with no onward chain.



Three Double Bedrooms



Family Bathroom



Living/Dining Room



Kitchen/Breakfast Room



EPC Rating D / Council Tax D / Share of Freehold



Barnes Bridge Station



Excellent Local Schools



Central Barnes Village Location



No Onward Chain



Art-Deco Gated Development

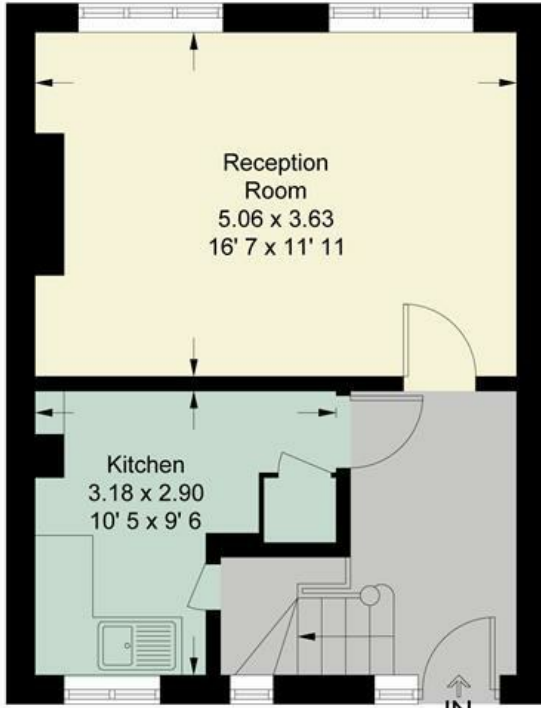


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

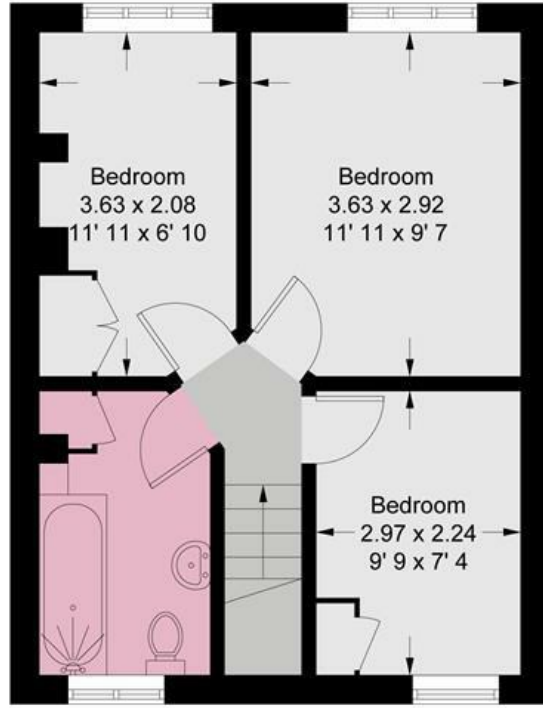
020 8876 0100

Carmichael Court

Approximate Gross Internal Area = 743 sq ft / 69.1 sq m



Ground Floor
372 sq ft / 34.6 sq m



First Floor
371 sq ft / 34.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

