



JAMES  
ANDERSON



## FOR SALE

**£425,000**

### Sheridan Place, Barnes, SW13

A modern purpose-built ground floor apartment neatly situated within a popular retirement development for the over 55's in the heart of Barnes Village. The property is accessed via a private secure entrance, which leads to spacious accommodation that is arranged to provide a double bedroom with fitted wardrobes, a modern bathroom, modern kitchen, and a living/dining area that has access out to an attractive terrace/garden area, with Beverley Brook running through the communal gardens. The property is available for sale with no onward chain. Situated in Barnes village, directly adjacent to Beverley Brook, which offers a tranquil outlook, and is close to the high street where you will find a variety of shops, cafes, pubs and restaurants. There is also the local duck pond, and the River Thames nearby. Barnes and Barnes Bridge stations provide a regular service into London Waterloo.



One Double Bedroom



Modern Bathroom



Sitting/Dining Room



Modern Kitchen



EPC Rating C / Council Tax D / Leasehold



Barnes Station



Excellent Local Schools



Beverley Brook Running Through Grounds



No Onward Chain



Modern Ground Floor Apartment



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

020 8876 0100



Ground 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

