



JAMES  
ANDERSON



## FOR SALE

£575,000

### Priests Bridge, London, SW14

An exceptionally light and beautifully presented top floor flat with a south facing balcony. This fantastic home is located on the East Sheen / Barnes borders and set within a low rise block with accommodation that is arranged to provide three bedrooms, a modern family bathroom/wc, a newly refitted fitted kitchen, a reception room with space for dining and a south facing balcony. The property benefits from a useful store/bike shed on the ground floor and ample storage throughout. Brook Court is located just moments from Barnes Primary and East Sheen Primary which are both rated 'Outstanding' by Ofsted and is walking distance to Barnes and Barnes Bridge stations (25 minutes to Waterloo). The amenities of White Hart Lane and Barnes village are easily reached with Richmond Park, the river, numerous green spaces and playgrounds also being accessible.

Leasehold: 83 years - CAN BE EXTENDED BY SEPARATE NEGOTIATION

Service charge: £1,436 per year (approx)

Ground rent: £10 per year



Three Bedrooms



One Bathroom



South Facing Reception Room



Modern Newly Fitted Kitchen



Leasehold | Council Tax Band D | EPC D



Barnes & Barnes Bridge Station Nearby



Barnes Primary & Sheen Primary School



Top Floor Apartment



Private South Facing Balcony



OPTION TO EXTEND LEASE (subject to negotiation)



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

020 8876 6611

# Brook Court

Approximate Gross Internal Area = 892 sq ft / 82.9 sq m

Storage = 16 sq ft / 1.5 sq m

Total = 908 sq ft / 84.4 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	63
(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	

