



JAMES
ANDERSON



FOR SALE

£330,000

Barnes High Street, Barnes, SW13

This property is located in the heart of Barnes Village, in the centre of the High Street and is available for sale with no onward chain. This cosy apartment is located on the second floor with accommodation arranged to provide a double bedroom with storage, a bathroom, and a lovely open-plan living/dining area that incorporates the kitchen. The property further benefits from attractive stripped wooden flooring and gas heating. The property is on 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 service into Waterloo whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. 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 to name a few.



One Bedroom



Bathroom



Open-Plan Living/Dining Area



Kitchen



EPC Rating D / Council Tax D / Leasehold



Barnes & Barnes Bridge Stations



Excellent Local Schools



No Onward Chain



Ideal First Time Buy, Investment or Second Home



In The Heart Of Barnes Village



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

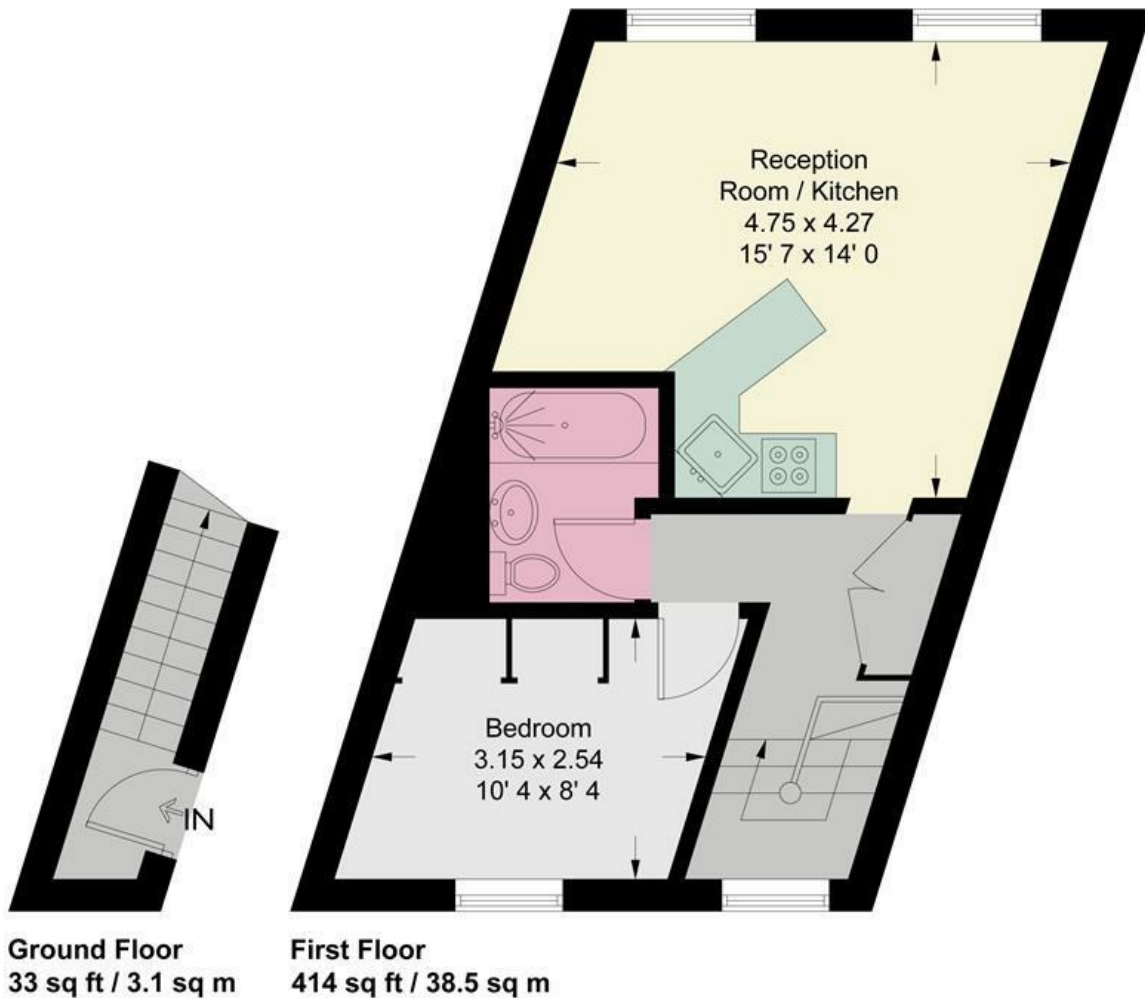
020 8876 0100

Barnes High Street

Approximate Gross Internal Area = 447 sq ft / 41.6 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

