



JAMES  
ANDERSON

Verdun Road  
Barnes SW13  
£550,000



## Verdun Road Barnes SW13

An internal viewing is highly recommended of this modern ground floor maisonette, finished to an excellent standard and within walking distance of Barnes Village. This wonderfully light and spacious home (approx. 883 square feet) provides an abundance of natural light, with accommodation arranged over two floors, with three spacious bedrooms, one with fitted wardrobes, and a stylish bathroom on the first floor. The ground floor accommodation has been improved by creating a mostly open plan layout with a living room, which opens into a modern fitted kitchen/dining area with excellent storage. A cloakroom has also been installed on the ground floor that leads off the entrance hall. Ample storage is available both internally and externally, including dedicated bike storage, with the addition of a useful hose in the front for cleaning and watering. There is ample residents parking available and well maintained communal gardens, with the picturesque Leg of Mutton Reservoir at the end of the road. The property is conveniently placed for both Barnes Village and Castelnau. Barnes Bridge station provides 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.

Leasehold - 104 Years Remaining

Service charges - £1320.66 (including buildings insurance and ground rent)















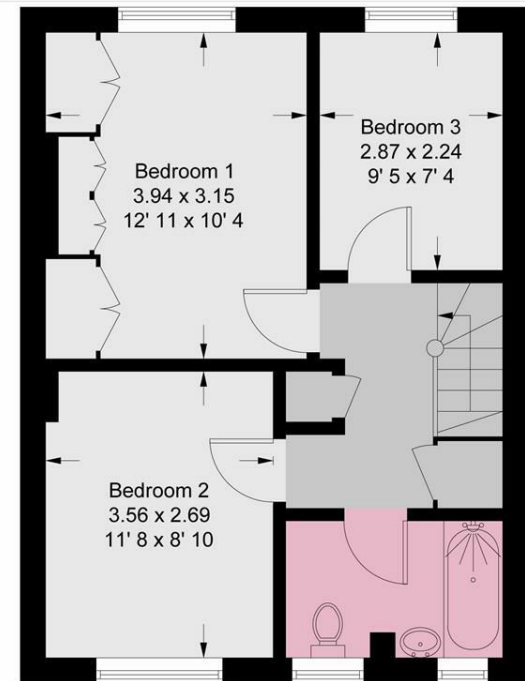


## Grasmere Court

Approximate Gross Internal Area = 883 sq ft / 82 sq m



**Ground Floor**  
436 sq ft / 40.5 sq m



**First Floor**  
447 sq ft / 41.5 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.



JAMES  
ANDERSON



64 Barnes High Street  
Barnes  
SW13 9LD

020 8876 0100  
[sales@jabarnes.co.uk](mailto:sales@jabarnes.co.uk)  
[www.jamesanderson.co.uk](http://www.jamesanderson.co.uk)