



**JAMES
ANDERSON**



FOR SALE

£650,000

Treen Avenue, Barnes, SW13

This spacious, modern, two-bedroom, split-level maisonette is neatly situated on a quiet residential road Barnes and is available for sale with no onward chain. The modern home has accommodation over the first and second floors, which is arranged to provide a light and spacious living room, a spacious modern kitchen/breakfast room with appliances, a contemporary bathroom, and a second bedroom that opens onto a private balcony. The main bedroom is on the second floor which is a good size with ample built-in storage and access out to a second balcony. The property is mostly double glazed, has gas heating and is being sold with the freehold for the building. Ideally located for Barnes and Barnes Bridge Stations, The River Thames, Barnes Common, Richmond Park and outstanding schools are just moments away.



Two Bedrooms



Modern Bathroom



Spacious Reception Room



Modern Kitchen/Breakfast Room



EPC Rating D / Council Tax D / Freehold



Barnes & Barnes Bridge Stations



Outstanding Local Schools



No Onward Chain



Two South-Westerly Facing Balconies



Modernised Split-Level Maisonette

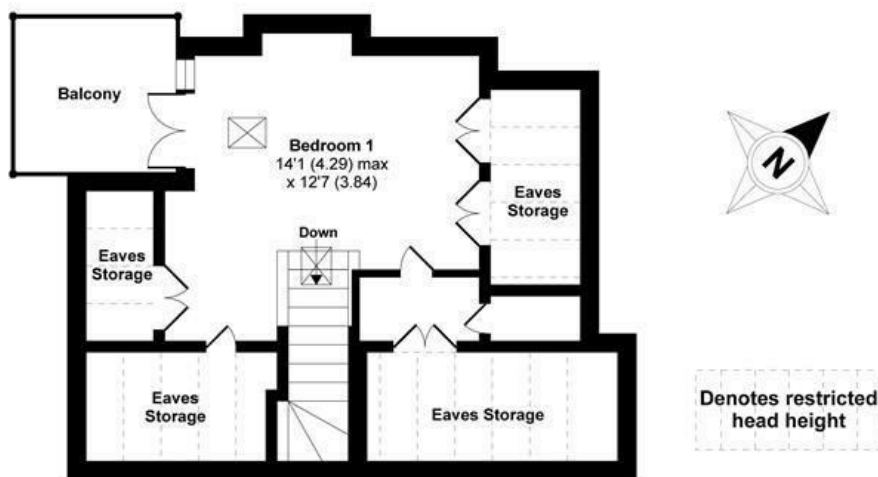


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

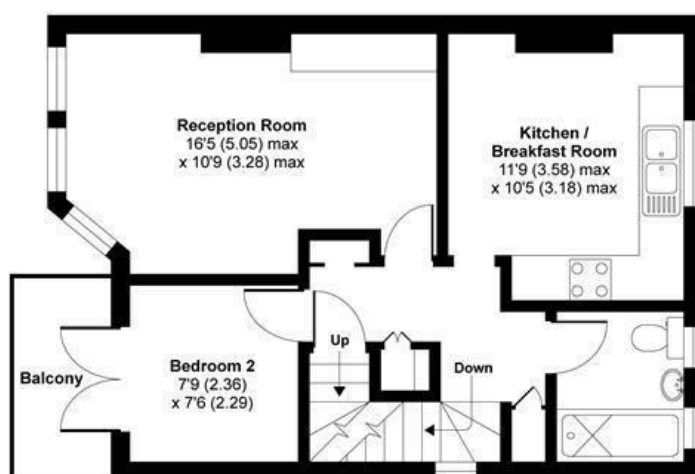
020 8876 0100

Treen Avenue, London, SW13

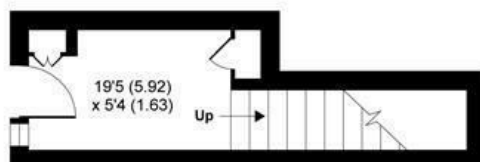
APPROX. GROSS INTERNAL FLOOR AREA 778 SQ FT 72.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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		
	56	71
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	

