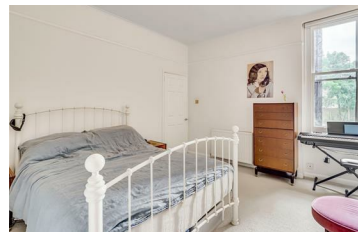




JAMES  
ANDERSON



## FOR SALE

The Terrace, Barnes, SW13

**£400,000**

Offers In Excess Of

A well-presented one-bedroom apartment set on the first floor of an attractive Edwardian mansion block next to the River Thames and Barnes Bridge Station. The property offers a spacious open-plan reception room and kitchen, modern shower room, large double bedroom, and generous storage throughout. Residents benefit from on-site portage, CCTV, communal gardens, bike storage, and a strong residents' association. Elm Bank Mansions is moments from Barnes Village and White Hart Lane, with excellent transport links via Barnes Bridge Station and nearby access to the M3 and M4.



One Double Bedroom



Modern Shower Room



Light & Spacious Living Area



Modern Kitchen



EPC Rating D / Council Tax C / Share Of Freehold



Barnes Bridge Station



Excellent Local Schools



First Floor



No Onward Chain



Attractive Mansion Block Apartment



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

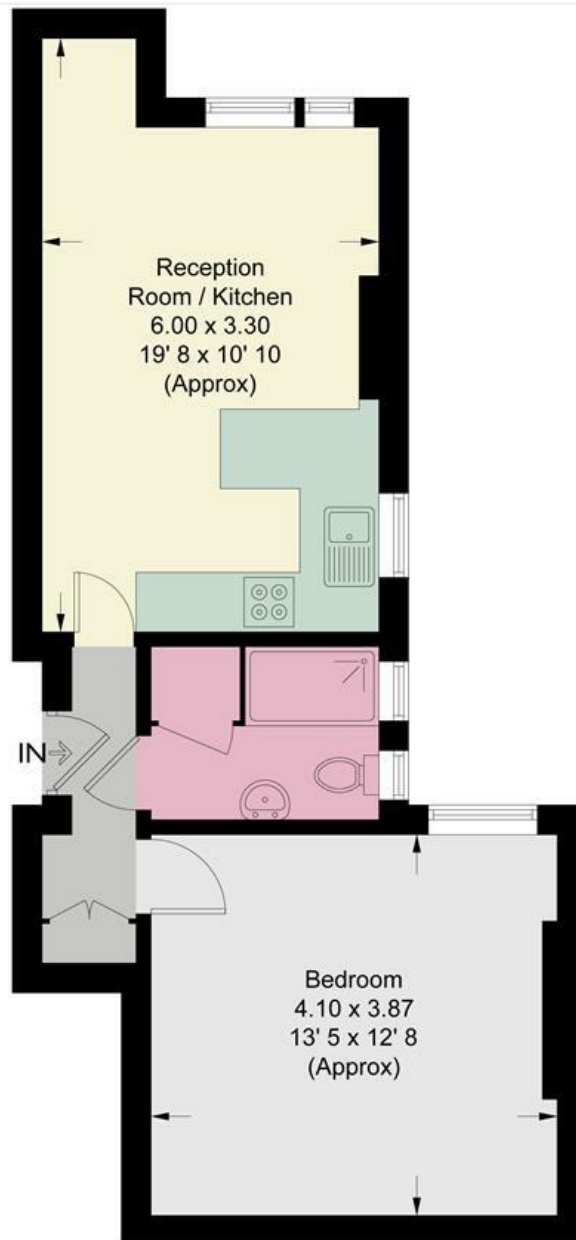
020 8876 0100

# Elm Bank Mansions

Approximate Gross Internal Area = 451 sq ft / 41.9 sq m



**JAMES  
ANDERSON**



**First 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
	68	75	
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

