



JAMES  
ANDERSON



## FOR SALE

**£410,000**

**Westfields Avenue, Barnes, SW13**

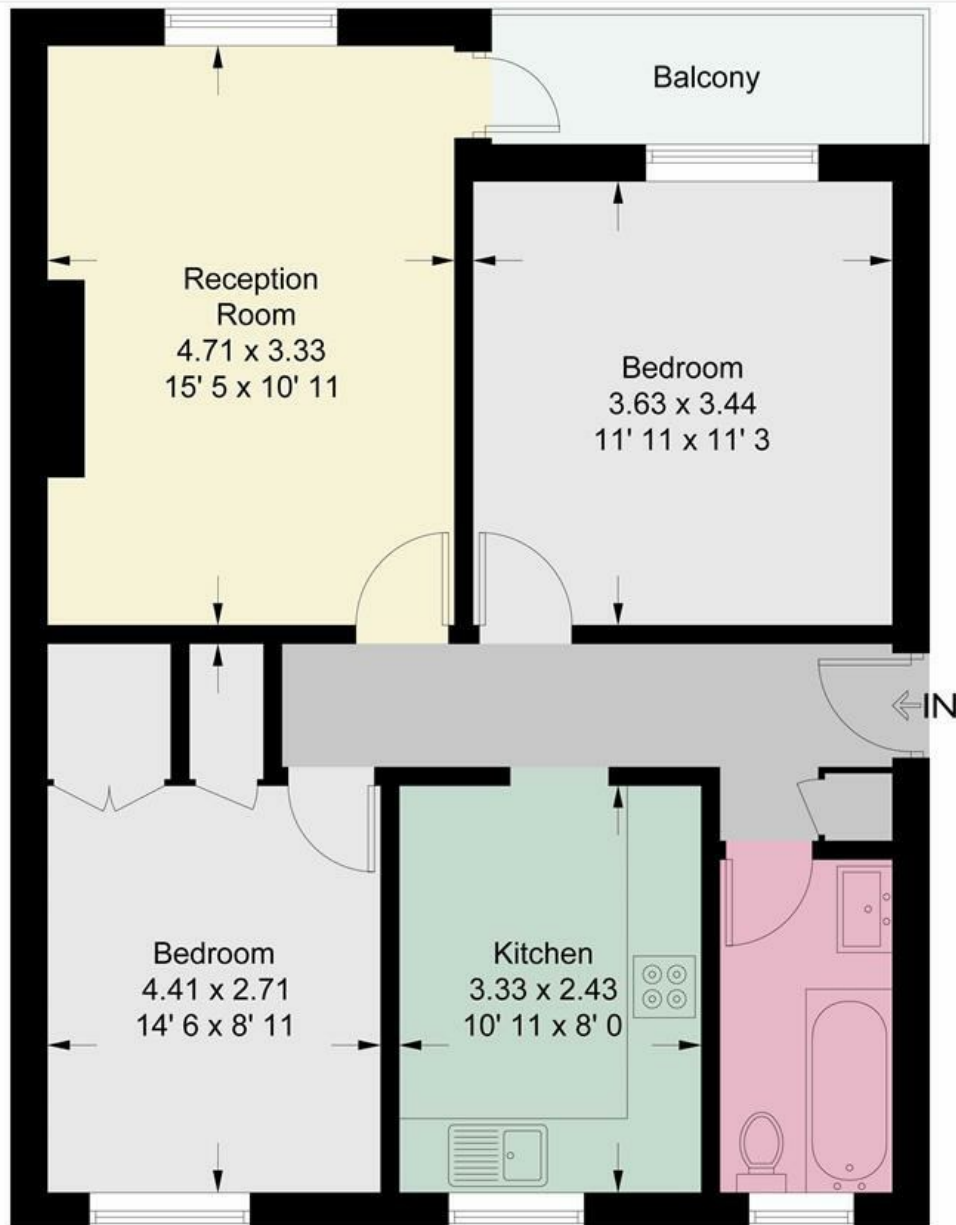
A well-presented purpose-built apartment, neatly situated in the Little Chelsea area of Barnes, near to the 'outstanding' Barnes Primary School. This modern, light and spacious property is located on the third floor, and is accessed via security entry, with a useful private bike store on the ground floor. The accommodation is arranged to provide two spacious bedrooms, and a modern fitted kitchen/breakfast room and bathroom, plus there is a spacious living/dining room that has access out to a private enclosed south-westerly facing balcony. This apartment offers plenty of natural light, practical living, and is in an excellent location to take advantage of the local parks, shops, pubs and amenities offered in Barnes Village, Mortlake, Putney and East Sheen. Barnes and Barnes Bridge Stations are also within walking distance. The property is available for sale with no onward chain.

-  Two Spacious Bedrooms
-  Modern Bathroom
-  Living Room With Balcony
-  Modern Kitchen/Breakfast Room
-  EPC Rating D / Council Tax C / Leasehold
-  Barnes & Barnes Bridge Stations
-  Outstanding Local Schools
-  Private South-Westerly Facing Balcony
-  No Onward Chain
-  Spacious Purpose-Built Apartment



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

**020 8876 0100**



## Third 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) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      | 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                                                       |  |                         | 63        |
| (39-54) E                                                       |  | 49                      |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

