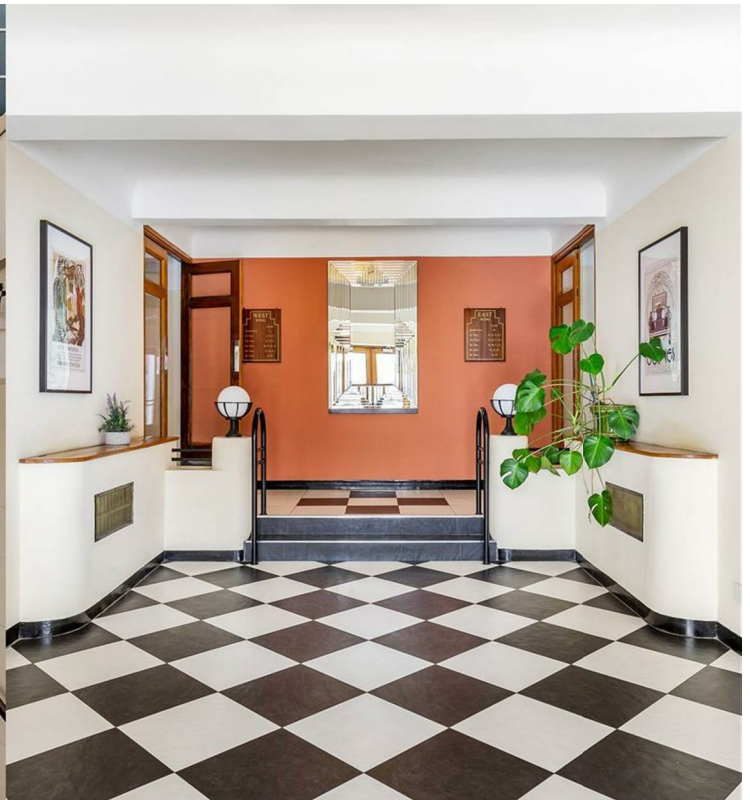




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ANDERSON



## FOR SALE

**£400,000**

Barnes High Street, Barnes, SW13

Offers In Excess Of

Rarely available. A well-presented studio apartment with large south-facing terrace (stretching the full width of the property) in the heart of the highly popular and sought after Barnes Village. Seaforth Lodge is a carefully restored Art Deco building, and this third floor apartment benefits from an abundance of natural light, with a studio room large enough to be separated into both living and bedroom space, with separate modern kitchen, hall and bathroom. There is a lift service to all floors, bike storage and residents parking available at the rear of the building. The property is ideally placed for the local shops, restaurants, pubs, river walks and the Saturday farmer's market by the local village pond. Barnes Bridge station is 5 minutes walk away (just 25 minutes to Waterloo). This lovely apartment would be ideal for someone looking for a secure London base with the unique charm of Barnes village, in a stylish block with an enviable outside space. Available for sale with no onward chain



Studio Apartment



Modern Bathroom



Light Open-Plan Living Area



Modern Kitchen



EPC Rating E / Council Tax C / Leasehold



Barnes & Barnes Bridge Station



Excellent Local Schools



Lift Service & Residents Parking



Large Private South Facing Terrace



No Onward Chain



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

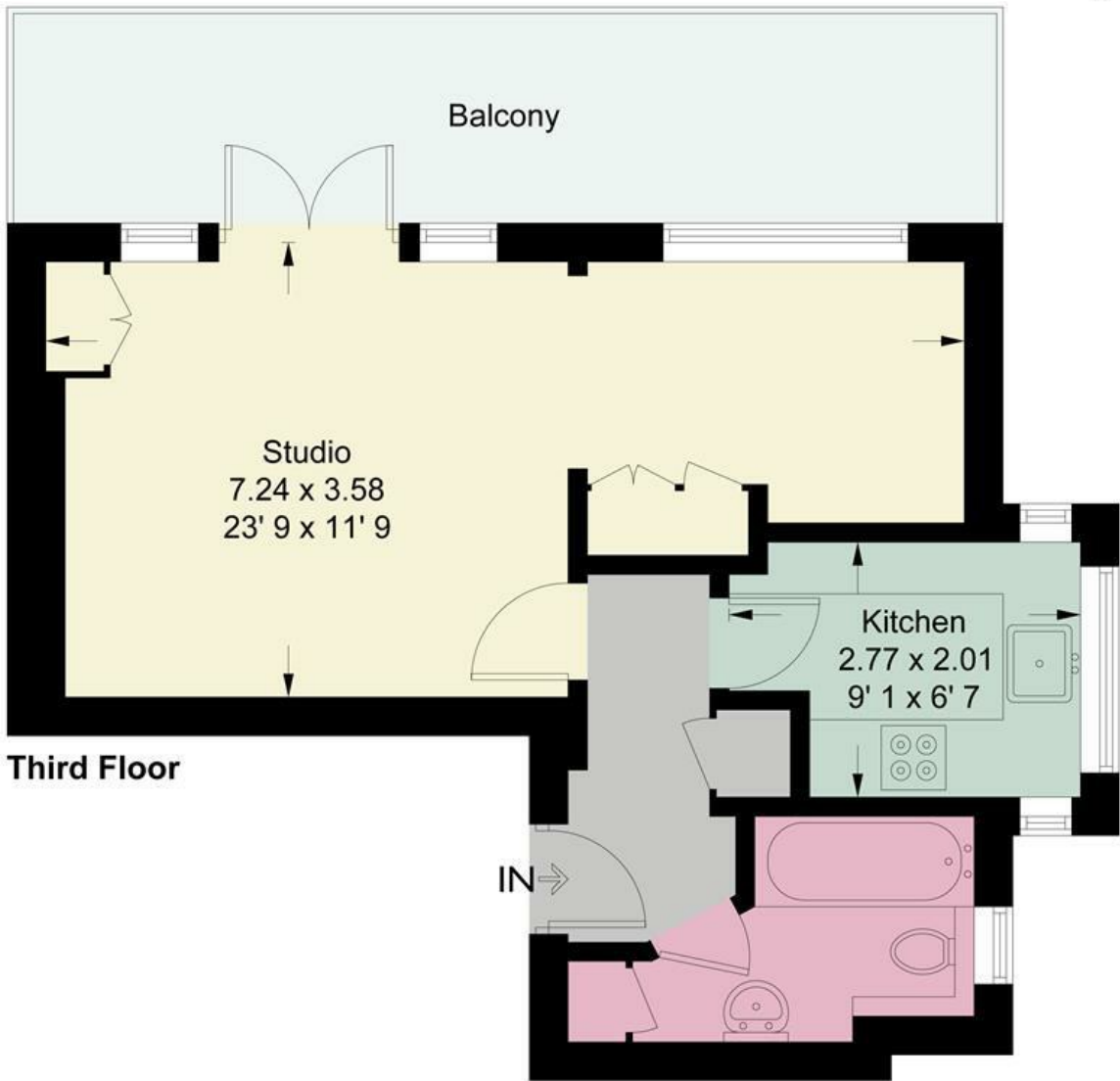
020 8876 0100

Seaforth Lodge

Approximate Gross Internal Area = 376 sq ft / 34.9 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 |                         |           |
|                                             | 46                      | 76        |
| 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                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

