



JAMES  
ANDERSON



## FOR SALE

**£499,995**

Railway Side, Barnes, SW13

Guide Price

An exceptionally light and spacious three bedroom apartment located in the highly regarded area of Little Chelsea in Barnes. This modern home is located on the third floor of a low rise, purpose built block and provides accommodation that is arranged to provide three double bedrooms, one of which has access out to a private balcony, a modern bathroom and a modern fitted kitchen which is open plan to a spacious living/dining room. The property benefits from an extended lease of over 170 years, a useful store/bike shed on the ground floor and ample storage throughout. Westfields is a popular development that sits adjacent to Barnes Primary school (Rated Outstanding by Ofsted). The amenities of White Hart Lane and Barnes village are within easy reach with Barnes Bridge station also being within walking distance. The property is available for sale with no onward chain.



Three Double Bedrooms



Modern Bathroom/WC



Spacious Living/Dining Room



Modern Kitchen/Breakfast Room



EPC Rating C / Council Tax D / Leasehold



Near Barnes Bridge Station



Adjacent to "Outstanding" Barnes Primary School



Little Chelsea Location



South Facing Balcony



No Onward Chain

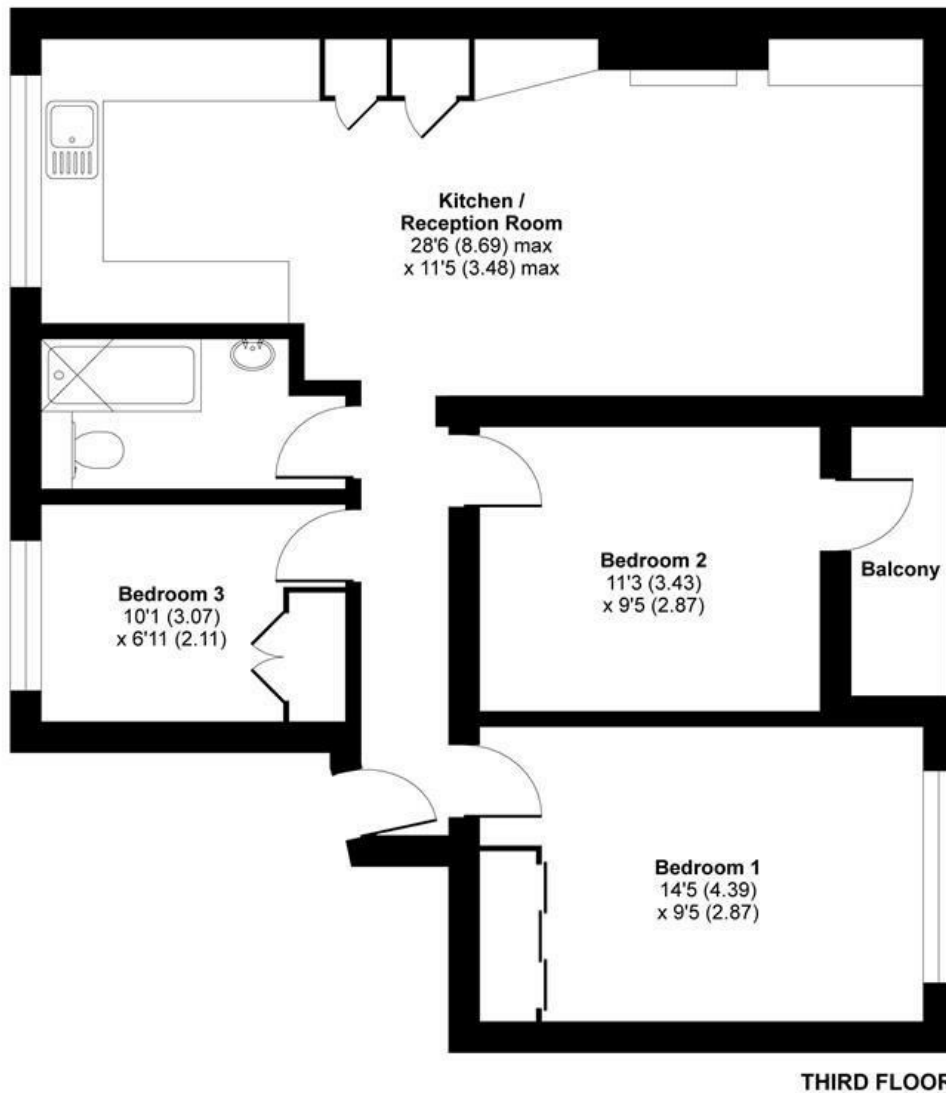


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020 8876 0100

# Westfields, Railway Side, London, SW13 0PJ

APPROX. GROSS INTERNAL FLOOR AREA 743 SQ FT 69 SQ METRES



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			
	74	79	
<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) 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			
	79	80	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

