



**JAMES
ANDERSON**



FOR SALE

£750,000

St. Ann's Road, Barnes, SW13

Neatly situated on a highly desirable road and within moments of Barnes High Street and The River Thames is this character ground floor maisonette. The property is available for sale with no onward chain and has accommodation arranged to provide two bedrooms, a light and spacious sitting room with attractive fireplace, a separate dining room with access out to the garden, kitchen and a modern shower room. The property is also nicely decorated in pleasant modern tones throughout with stripped wooden floors. There is a private rear garden that has a north westerly aspect, is mostly paved and enclosed with rear pedestrian access.

St Ann's Road is an attractive street of mostly Victorian properties, located in the heart of Barnes Village, close to Barnes High Street, the village pond and the River Thames. Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites and award-winning restaurants. The village also hosts a weekly Farmers' Market. Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. There are some excellent schools in the area, including the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary.

-  Two Bedrooms
-  Modern Shower Room
-  Sitting Room & Dining Room
-  Kitchen
-  EPC Rating C / Council Tax D / Leasehold
-  Barnes & Barnes Bridge Stations
-  Excellent Local Schools
-  No Onward Chain
-  Private Rear Garden
-  Ground Floor Maisonette

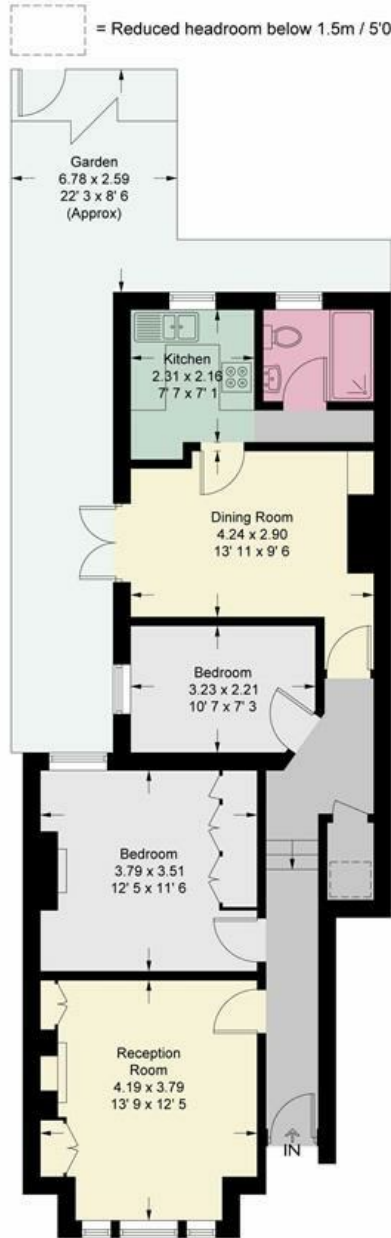


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

St. Anne's Road

Approximate Gross Internal Area = 775 sq ft / 72 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 5 sq ft / 0.5 sq m



Ground 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

