



JAMES  
ANDERSON

London SW13  
£600,000





## London SW13

A modern, spacious and light property neatly situated in a highly desirable 'Art-Deco' gated development in the heart of Barnes Village. The property is located on the third floor with accommodation over two floors, which is arranged to provide three bedrooms and a modern bathroom on the upper floor, with a large living/dining room and a modern kitchen/breakfast room on the lower floor. The property has ample storage, newly fitted double glazed windows, gas heating and has fabulous views over central London. Carmichael Court is ideally positioned for The River Thames, and the local pubs, shops and cafes of Barnes Village.

Barnes and Barnes Bridge stations provide a 20 minute service into London Waterloo, whilst there are excellent bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include The Village Nursery, St Paul's School, The Harrodian, The Swedish School, Ibstock Place, St Osmunds (RC), and Barnes Primary School to name a few.



































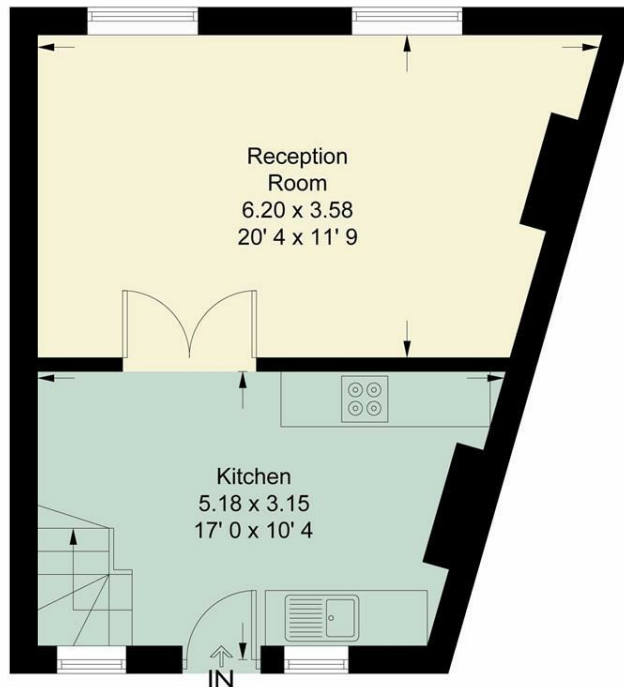


## Carmichael Court

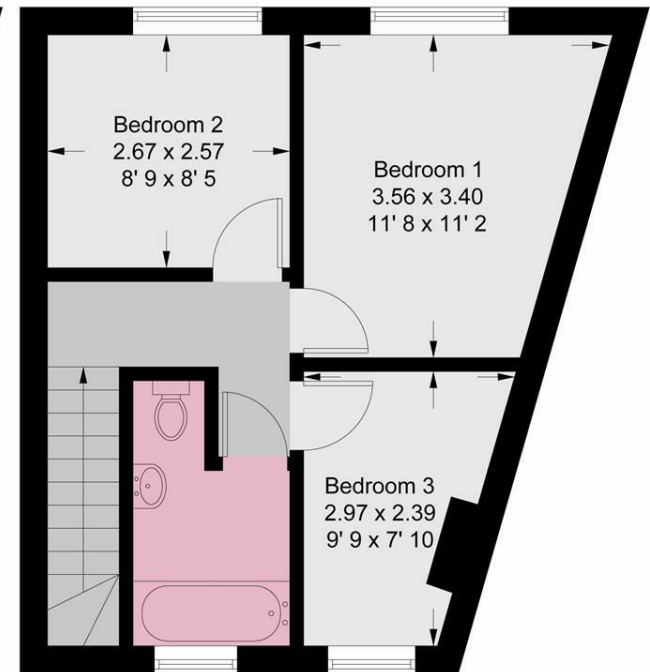
Approximate Gross Internal Area = 763 sq ft / 70.9 sq m



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**Ground Floor**  
382 sq ft / 35.5 sq m



**First Floor**  
381 sq ft / 35.4 sq m

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.



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