



JAMES
ANDERSON



FOR SALE

£450,000

Barnes High Street, Barnes, SW13

A modernised one bedroom apartment located in a private 'Art Deco' building in the heart of Barnes Village. The property is located on the second floor and has a lift service to all floors. There is light and spacious accommodation that is arranged to provide a large double bedroom with built-in wardrobes, a high specification kitchen with granite worktops, a stylish shower/wet room with under floor heating, and a large sitting room/dining room. There is residents parking at the rear that is available on a first come, first serve basis. The property is available for sale with no onward chain.

Barnes High Street is a highly regarded location with a wide range of local independent shops, cafes, pubs and restaurants. The local duck pond and The River Thames are both a short walk away. Barnes and Barnes Bridge Stations provide frequent train service to London Waterloo.

- One Double Bedroom
- Modern Shower/Wet Room
- Spacious Reception Room
- Stylish Kitchen
- EPC Rating C / Council Tax Band D / Leasehold

- Barnes & Barnes Bridge Stations
- Excellent Local Schools
- Lift Service
- No Onward Chain
- Purpose-Built Second Floor Apartment

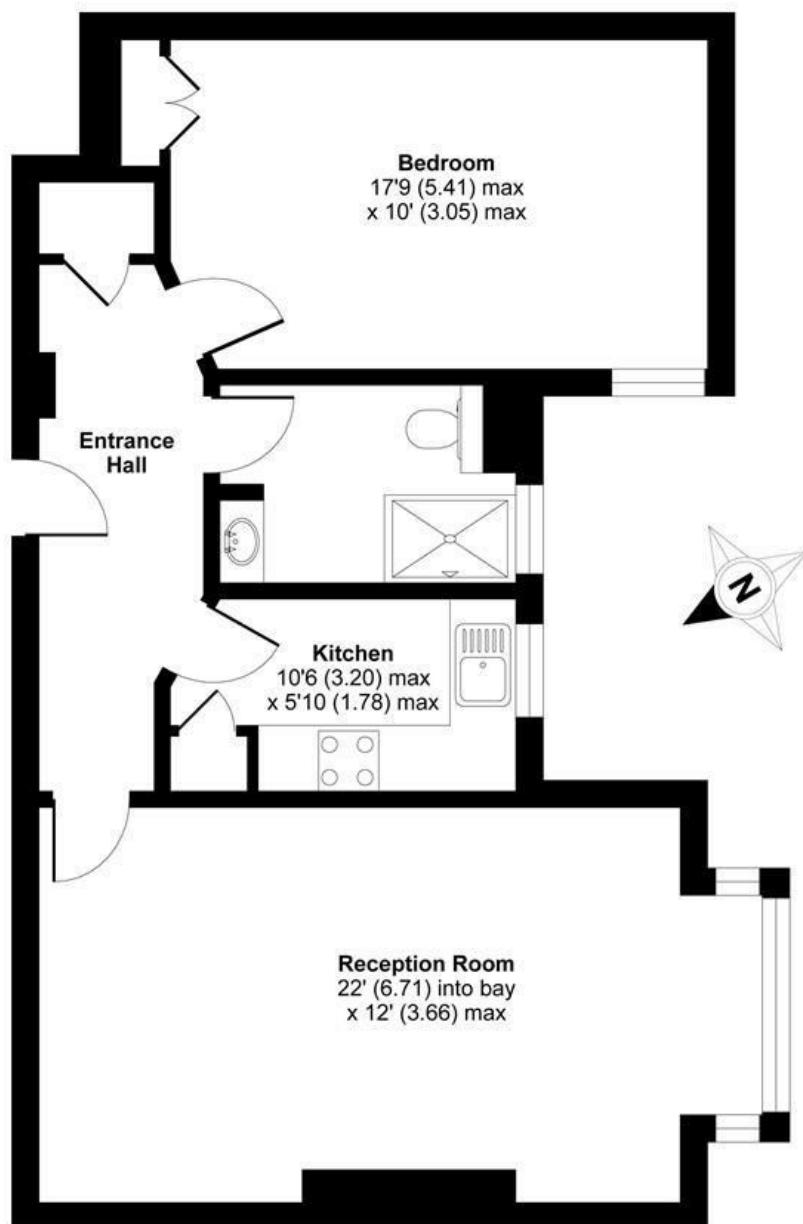


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

Barnes High Street, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 637 SQ FT 59.2 SQ METRES



SECOND FLOOR

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

