



JAMES  
ANDERSON



## FOR SALE

**£495,000**

### Elm Bank Mansions, Barnes, SW13

A spacious one-bedroom apartment neatly situated next to the River Thames and Barnes Bridge. Located on the ground floor of this highly regarded and attractive Edwardian mansion block, the accommodation comprises a spacious entrance hall, a modern kitchen, bathroom, a large double bedroom, and a charming bay fronted reception room. The property is enhanced by many period features - including high ceilings and sash windows. The flat further benefits from ample storage throughout, a long lease and a share of the freehold. The Edwardian estate as a whole enjoys on-site portage, CCTV security, airy communal halls and stairwells, communal gardens and bike storage, along with a strong residents' association and comprehensive website <https://elmbankmansions.org>. Elm Bank Mansions is located moments from the amenities of Barnes Village and White Hart Lane. For the commuter Barnes Bridge station is a short walk away, while close proximity to both the M3 and M4 motorways makes access to the South and West very easy.



One Double Bedroom



Bathroom



Spacious Reception Room



Modern Kitchen



EPC Rating D / Council Tax D / Share of Freehold



Barnes Bridge Station



Excellent Local Schools



Close to the River Thames



No Onward Chain



Ground Floor Edwardian Mansion Block



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

020 8876 0100

# Elm Bank Mansions

Approximate Gross Internal Area = 544 sq ft / 50.5 sq m



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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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	77
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	60	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

