



JAMES
ANDERSON

St Marys Grove
London SW13
£435,000



St Marys Grove London SW13

This charming two-bedroom flat offers a perfect blend of comfort and convenience. Spanning an impressive 646 square feet, this purpose-built residence is in excellent condition throughout, making it an ideal choice for both first-time buyers and those looking to downsize.

The flat features two spacious double bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom is designed for both functionality and style. One of the standout features of this property is the generous storage options available, ensuring that all your belongings can be neatly tucked away.

Residents will appreciate the communal gardens, which offer a lovely outdoor space to unwind and enjoy the fresh air. Additionally, the property benefits from a share of the freehold, providing a sense of ownership and stability. With no chain involved, this flat is ready for you to move in without delay.

St Marys Grove is a sought-after location, known for its friendly community and convenient access to local amenities. St Marys Grove offers excellent rail access to central London and strong bus links, plus easy access to large green spaces and riverside walks, making it well connected yet leafy and residential. Barnes railway station is just a 7-8 min walk with direct trains to London Waterloo (about 20-25 mins). Putney Bridge tube station is a 20-25 min walk with the District Line to central London.

Also, several local bus routes (including night buses) run within a few minutes' walk.

Tenure - Share of Freehold 125 Years Remaining

Service Charge - £2041 p.a.

EPC Rating - D

Council Tax Band - D













A stainless steel range hood with a glass front and two circular lights on either side, mounted above the kitchen stove.

A wooden wall cabinet with a single door and a silver handle, mounted above the countertop.

A gas cooktop with five burners, set into a dark grey countertop.

A purple and silver electric kettle sitting on the stove.

A bowl of fruit, including bananas, on the countertop.

A blue bottle of cleaning product on the countertop.

A black flat-screen television on a stand in the background.

A tall, dark-colored bookshelf filled with books.

A large, multi-paned window offering a view of a wooded area with trees and a large tree trunk.

A dining table with four chairs, located in the open-plan living area near the window.

Lower kitchen cabinets with drawers and doors, featuring silver handles.

A stainless steel dishwasher with the 'LEC' logo on the door, integrated into the kitchen cabinetry.

A breakfast bar with a dark countertop and a decorative wooden lattice base. The base is open, revealing shelves with various items like bottles, a pumpkin, and bags.

Items on the shelves of the breakfast bar, including a box of tea, bottles of oil and vinegar, a pumpkin, and cans of soda.

Blue and white patterned bags or containers stored inside the breakfast bar's lattice structure.



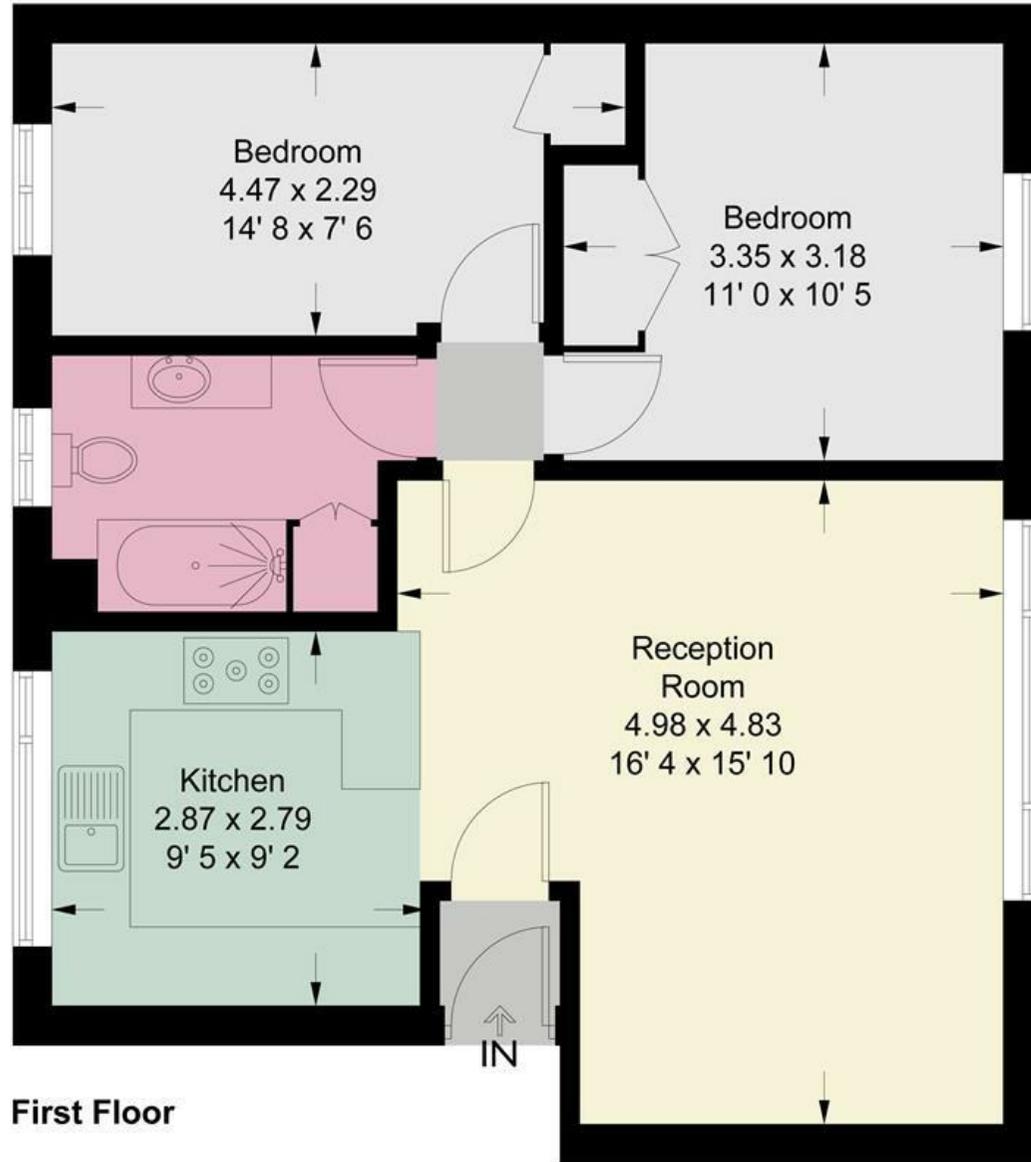


St. Marys Grove

Approximate Gross Internal Area = 646 sq ft / 60 sq m



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First Floor



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