



JAMES  
ANDERSON

Willow Avenue  
Barnes SW13









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## Willow Avenue Barnes SW13

Spacious 1,427 sq ft first-floor two-bedroom apartment in the Coterie Apartments (built 2003), in the heart of Barnes village. Features a bright reception room with bay window and balcony overlooking Barnes Green, a modern kitchen/breakfast room with integrated appliances and second balcony, and two double bedrooms — including a principal suite with en-suite, separate bath and shower, and walk-in wardrobe. Lift access and secure parking included. Close to Barnes Station, shops, cafés, the duck pond and River Thames, with good transport links and excellent local schools nearby.

-  Two Double Bedrooms
-  Two Bathrooms
-  Modern Kitchen
-  Extremely Spacious Living Room
-  EPC B / Council Tax G / Deposit £4903.84
-  Barnes Station
-  Outstanding Local Schools
-  Two Balconies
-  Off Street Parking
-  £980.76 Holding Deposit





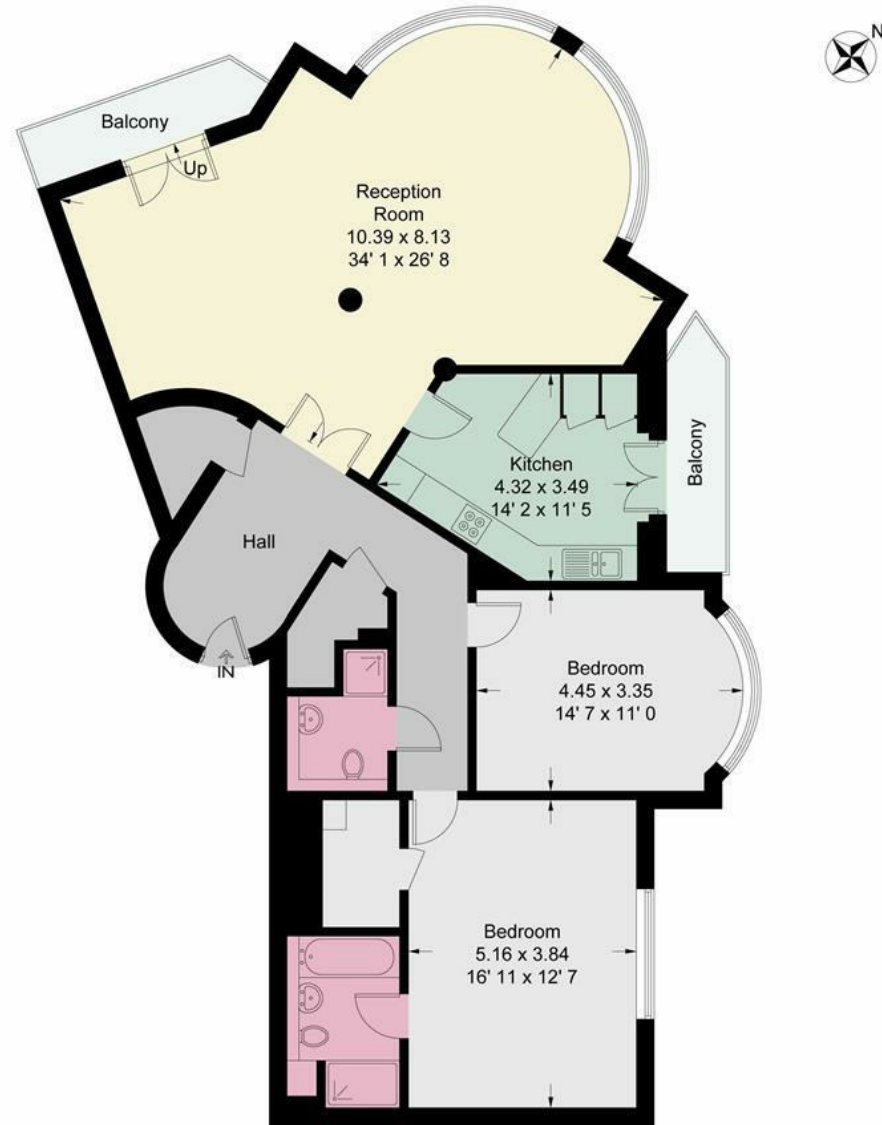






# The Coterie

Approximate Gross Internal Area = 1427 sq ft / 132.6 sq m



First 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.





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#### 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		
<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>		
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