



JAMES
ANDERSON

Willow Avenue
Barnes SW13





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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









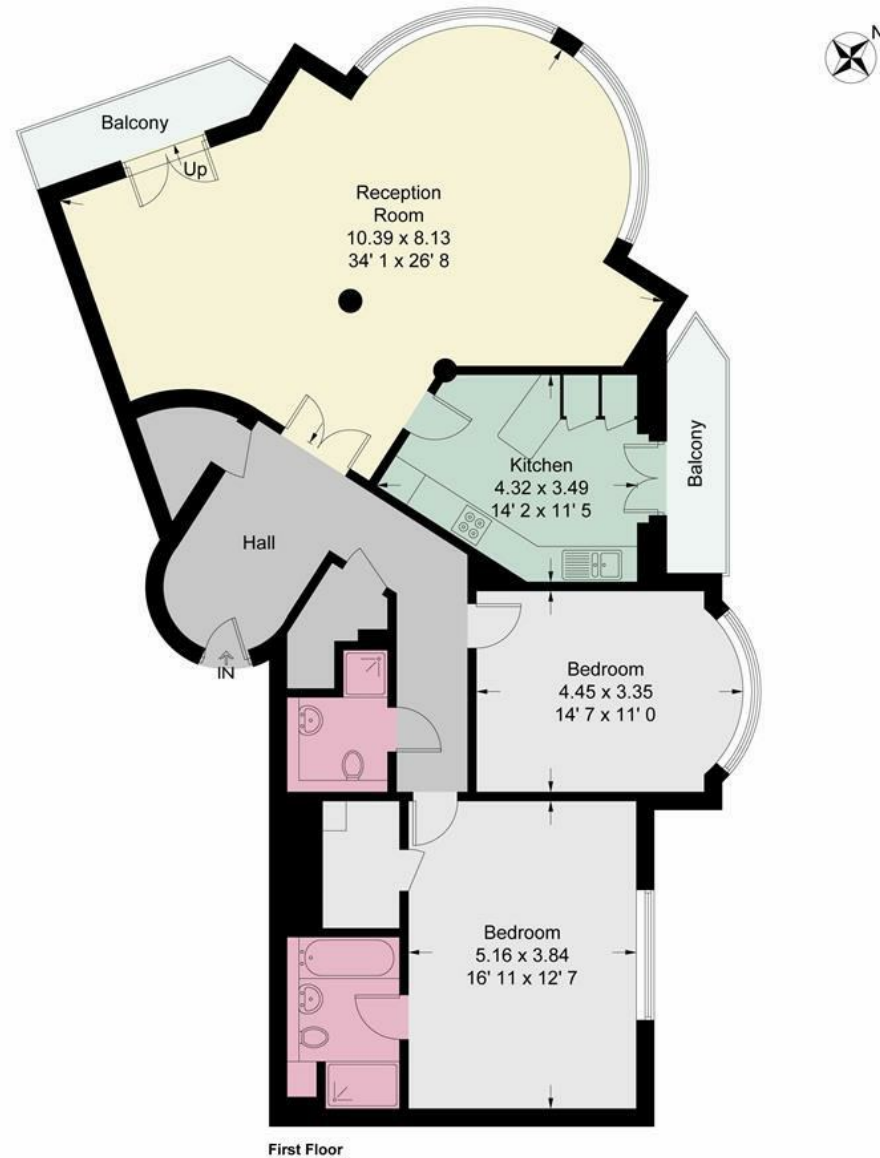


The Coterie

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



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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) 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			
	82	85	
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		

