



JAMES
ANDERSON



FOR SALE

£475,000

Railway Side, Barnes, SW13

An exceptionally light and spacious home located moments from Barnes Primary School (Ofsted rating outstanding). The accommodation is arranged to provide three double bedrooms, a modern kitchen/breakfast room, a modern bathroom/wc and a large reception room which has an open, west facing aspect, overlooking the communal gardens. The property is enhanced by a private west facing balcony, ample storage including a useful store and a separate bike/storage shed. Westfields is a popular development with well maintained communal gardens and parts. It is conveniently placed for the amenities of Barnes Village and White Hart Lane. Both Barnes and Barnes Bridge stations are within reach with local bus services also being available.



Three Bedrooms



Modern Bathroom and Separate WC



Spacious Reception Room



Kitchen/Breakfast Room



First Floor Apartment



Near Barnes Bridge Station



Adjacent to Barnes Primary School (Rated Outstanding)



Little Chelsea Location



West Facing Balcony



Well Presented

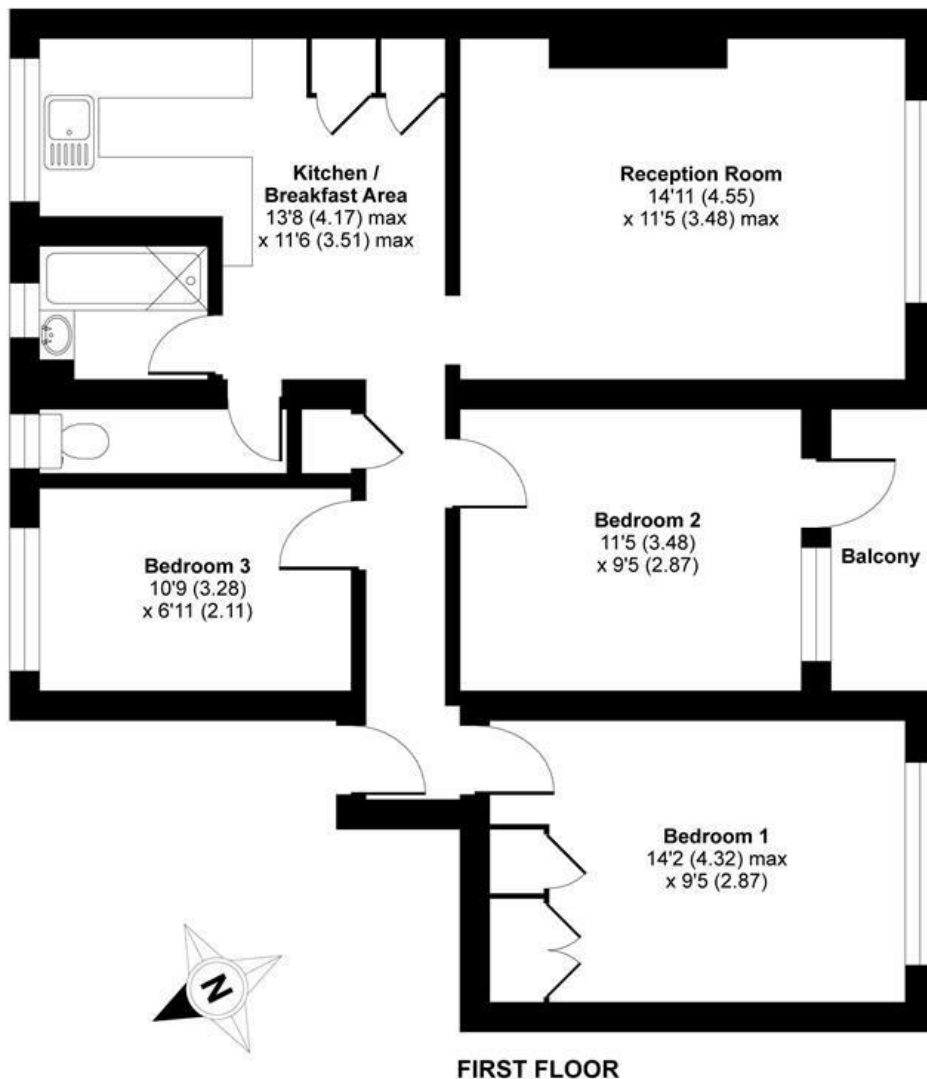


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

Railway Side, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 763 SQ FT 70.9 SQ METRES



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		
	71	82
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		
	67	80
England & Wales	EU Directive 2002/91/EC	

