



JAMES
ANDERSON



FOR SALE

£535,000

Priests Bridge, London, SW14

An exceptionally light and beautifully presented top floor flat with a south facing balcony. This fantastic home is located on the East Sheen / Barnes borders and set within a low rise block with accommodation that is arranged to provide three bedrooms, a family bathroom/wc, a modern fitted kitchen, a reception room with space for dining and a south facing balcony. The property benefits from a useful store/bike shed on the ground floor and ample storage throughout. Brook Court is located just moments from Barnes Primary and East Sheen Primary which are both rated 'Outstanding' by Ofsted and is walking distance to Barnes and Barnes Bridge stations (25 minutes to Waterloo). The amenities of White Hart Lane and Barnes village are easily reached with Richmond Park, the river, numerous green spaces and playgrounds also being accessible. Lease information and service charges are available on request.



Three Bedrooms



One Bathroom



One Reception Room



Fully Equipped Kitchen



EPC Rating C



Barnes & Barnes Bridge Stations



Barnes & East Sheen Primary School



Moments From White Hart Lane



Over 900 SQft

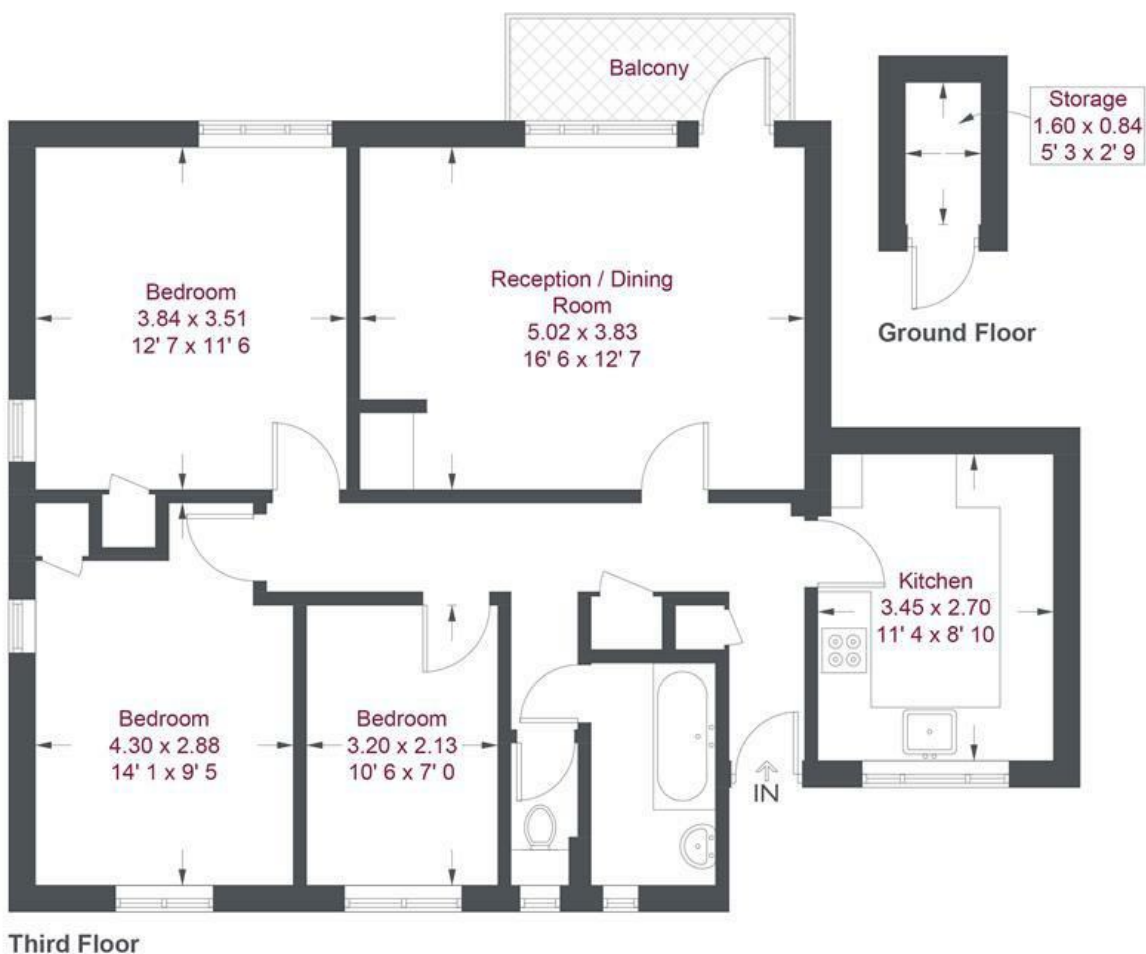


South Facing Balcony



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

020 8876 6611



Brook Court

Approximate Gross Internal Area = 892 sq ft / 82.9 sq m

Storage = 16 sq ft / 1.5 sq m

Total = 908 sq ft / 84.4 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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			
		78	84
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			
		76	83
England & Wales	EU Directive 2002/91/EC		

