



JAMES
ANDERSON













FOR SALE

£875,000

The Terrace, Barnes, SW13

Guide Price

A simply stunning, spacious, two bedroom apartment with outstanding views of the River Thames and Barnes Bridge. Located on the top floor of this highly regarded and attractive Edwardian mansion block, the accommodation is arranged to provide a well-appointed kitchen, modern bathroom with a separate shower, two large double bedrooms and a charming bay fronted reception room with fantastic views of the river. The property is enhanced by a long lease and a share of the freehold. The Edwardian estate as a whole enjoys on-site portorage, CCTV security, airy communal halls and stairwells, communal gardens and bike storage, along with a strong residents' association and comprehensive website <https://elmbankmansions.org> - Elm Bank Mansions is located moments from the amenities of Barnes Village and White Hart Lane. For the commuter Barnes Bridge station is a short walk away, while close proximity of both the M3 and M4 motorways makes access to the South and West very easy.

-  Two Double Bedrooms
-  Modern Bathroom With Separate Shower
-  Spacious Living Room With Stunning Views
-  Stylish Modern Kitchen
-  EPC Rating D
-  Barnes Bridge Station
-  Outstanding Local Schools
-  Stunning Direct River Views
-  Walking Distance To Pond And Village
-  Elegant Period Apartment





Fourth Floor

Elm Bank Mansions

Approximate Gross Internal Area = 901 sq ft / 83.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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