



JAMES
ANDERSON



FOR SALE

£450,000

Stanton Road, Barnes, SW13

Guide Price

Ideal FTB or Investment opportunity in Barnes! A nicely presented, first floor, purpose built apartment neatly situated in the heart of Barnes village, just off the high street and close to the village pond. The property is arranged to provide two equal size double bedrooms, a modern fitted kitchen, bathroom and a dual aspect living/dining room. The property further benefits from double glazing, gas heating and is available for sale with no onward chain. The apartment is conveniently placed for Barnes Village with its variety shops, cafes, pubs and restaurants. Barnes and Barnes Bridge stations provide a service into Waterloo, whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School.

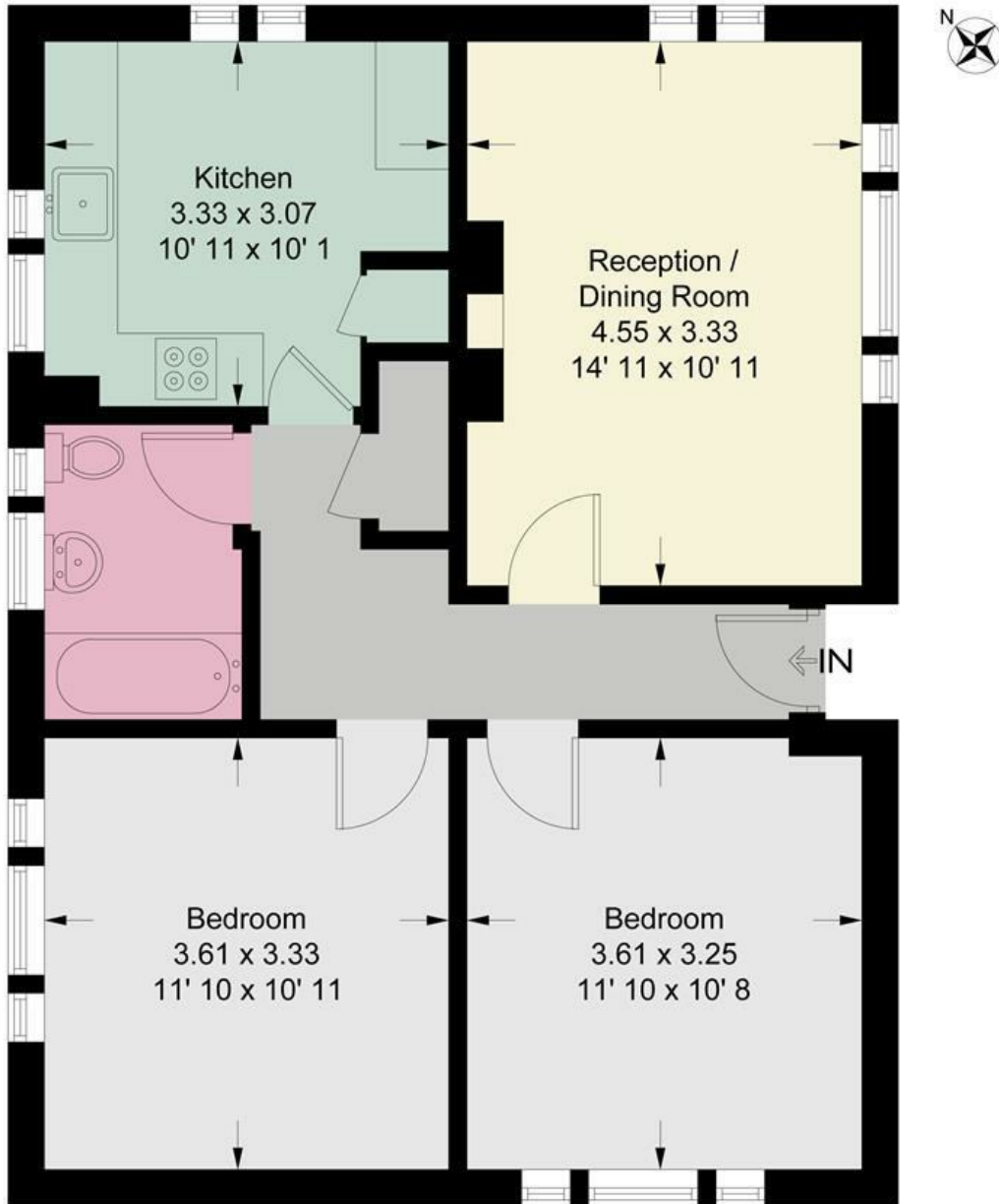
Leasehold - Lease start date: 03/09/1984 - Lease end date: 02/09/2109 (125/87 years remaining) - Ground rent: £10 p.a. - Service Charge: £900 p.a. - Council Tax Band C = £1797

-  Two Bedrooms
-  Modern Bathroom
-  Spacious Reception Room
-  Modern Kitchen
-  EPC Rating D
-  Barnes/Barnes Bridge Stations
-  Outstanding Local Schools
-  Purpose Built First Floor Apartment
-  Council Tax Band C = £1797
-  Leasehold



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

020 8876 0100



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

