



**JAMES  
ANDERSON**



## FOR SALE






**£325,000**

The Willoughbys, London, SW14

A beautifully presented and spacious one bedroom apartment located on the borders of Barnes & East Sheen. This fantastic home is located on the first floor of a popular purpose built development and offers an abundance of natural light throughout. The accommodation is arranged to provide entrance hall with storage, one bedroom with built in wardrobes, a modern bathroom, a new Shaker style kitchen with space for dining and a bright dual aspect reception room. There is also the added benefit of external storage, a NEW EXTENDED LEASE and NO ONWARD CHAIN. The Willoughbys is located on the doorstep of White Hart Lane that offers wonderful boutique shops, bars and cafes and is a short walk from Barnes village. For the commuter, both Barnes & Barnes Bridge stations are a short walk away and the extensive recreational amenities of Richmond Park, the largest of the Capital's eight Royal Parks and the biggest enclosed space in London is approximately 1 mile away.

Council Tax Band = C  
Lease length remaining = SOLD WITH A NEW EXTENDED LEASE  
Current Lease start date = 19 April 1982  
Current Lease end date = 19 April 2107

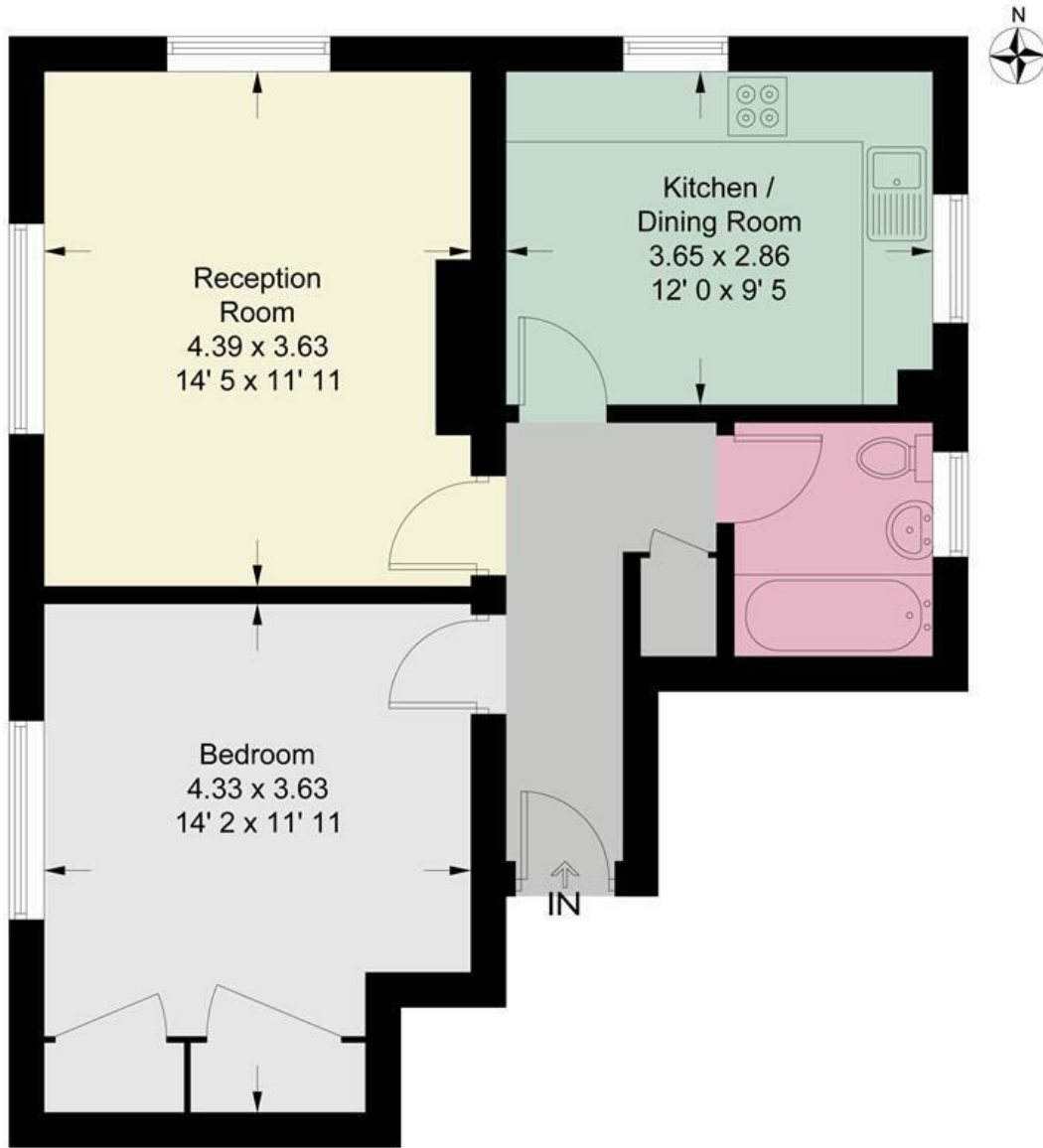
-  One Bedroom
-  One Modern Bathroom
-  Dual Aspect Reception Room
-  New Kitchen With Appliances
-  EPC Rating D

-  Barnes & Barnes Bridge Station
-  No Onward Chain
-  Barnes / East Sheen Borders
-  In Excess Of 570 Sqft
-  NEW EXTENDED LEASE



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

020 8876 6611



**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	65	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

