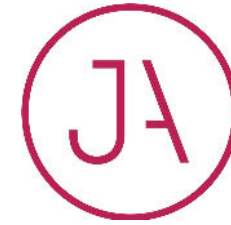




JAMES  
ANDERSON

St. Mary's Grove  
London SW13  
£499,950



## St. Mary's Grove London SW13

A spacious two double bedroom first floor flat located on a highly prestigious private road positioned on the Barnes/Putney borders next to the commons with easy access to Barnes Mainline Station. This well presented property is offered to the market chain free comprising of a large modern fully fitted kitchen with space to dine, a bright living room overlooking south westerly communal gardens, two double bedrooms with integrated storage and a modern bathroom suite. To be sold with a share of the freehold.

St Mary's Grove is located just off Queens Ride offering access to the Lower Richmond Road and the green open spaces of both Barnes and Putney Common as well as the shops, bars and restaurants in both Barnes and Putney.

EPC Instructed

Share of Freehold

Service charge approx £2,087.65/per annum annual. Ground rent charge - 0

Council tax band E



A white BEKO refrigerator with a top freezer compartment and a bottom refrigerator compartment. The brand name "BEKO" is visible on the top panel.

A large window with a white frame, divided into several panes, providing a view of green trees and a building outside.

A black microwave oven sitting on the kitchen counter.

A stainless steel kitchen sink with a chrome faucet.

A red teapot and other small kitchen items on the counter.

A stainless steel range hood mounted above the gas stove.

Light wood upper wall cabinets with silver handles.

Light wood lower wall cabinets with silver handles.

A white built-in dishwasher under the counter.

Light wood lower wall cabinets under the sink.

Light wood lower wall cabinets under the stove.

Light wood lower wall cabinets with drawers and doors, featuring silver handles.

A light wood dining table with four matching chairs. The chairs have tufted, light-colored cushions. A bowl of fruit sits on the table.

A white doorway leading to another room, possibly a bathroom, with a glass door and a light fixture on the wall.

















# St. Marys Grove

Approximate Gross Internal Area = 730 sq ft / 67.8 sq m



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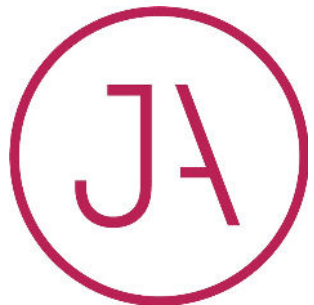
First Floor



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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.





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