



JAMES  
ANDERSON



## FOR SALE

**£700,000**

### The Terrace, Barnes, SW13

Asking Price

A simply stunning, spacious, two bedroom apartment, with outstanding views towards Central London and Barnes Bridge. Located on the third floor of this highly regarded and attractive Edwardian mansion block, the accommodation is arranged to provide a stylish, modern, well-appointed kitchen/dining room, modern bathroom with a separate cloakroom, two large double bedrooms and a charming bay fronted reception room with fantastic far reaching views. 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 Cloakroom
-  Spacious Bay Fronted Reception Room
-  Stylish Well-Appointed Kitchen/Dining Room
-  EPC Rating D / Council Tax E / Share of Freehold
-  Near Barnes Bridge Station
-  Excellent Local Schools
-  Next To River Thames
-  No Onward Chain
-  Attractive Edwardian Mansion Block

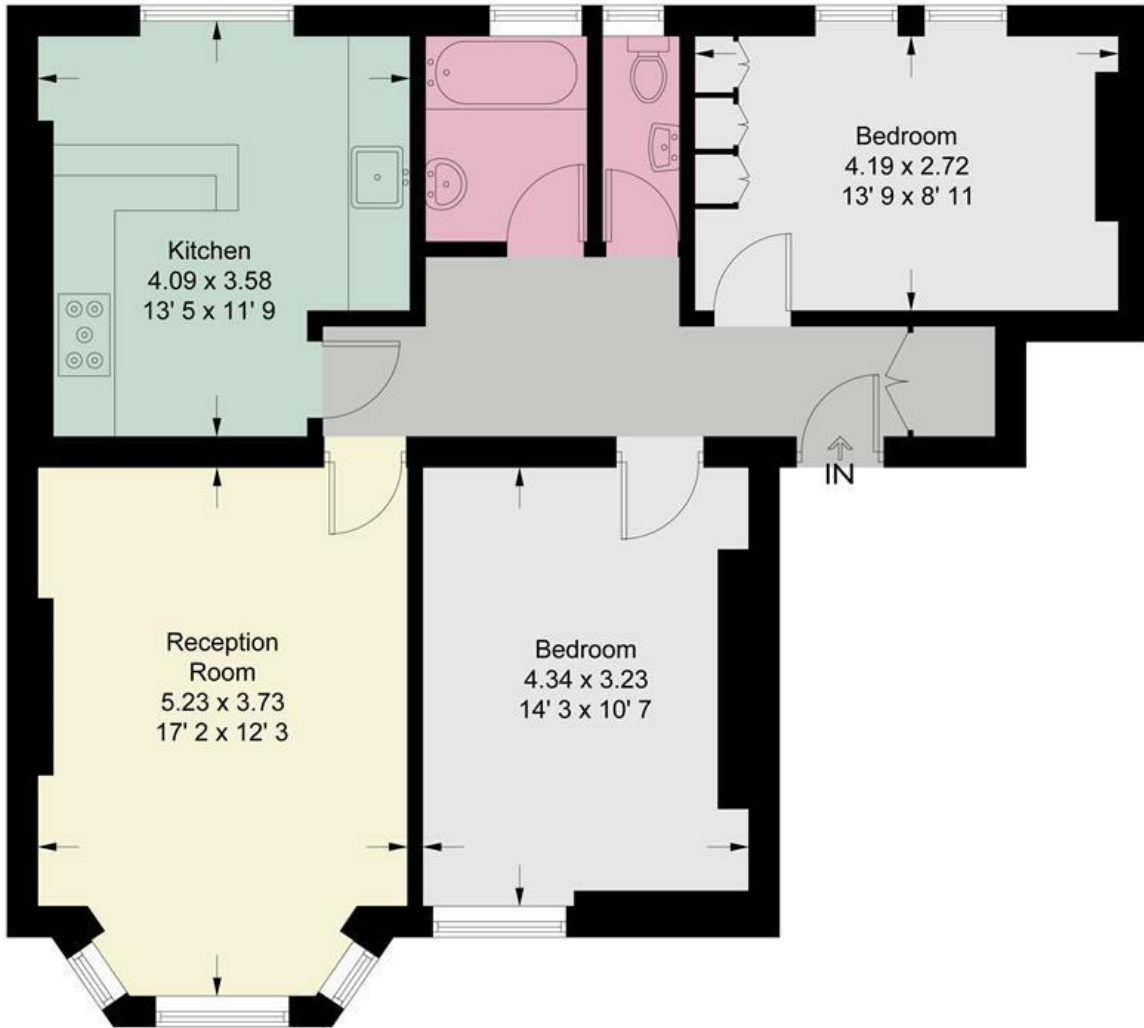


# Elm Bank Mansions

Approximate Gross Internal Area = 816 sq ft / 75.8 sq m



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Third 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	<b>67</b>	<b>75</b>

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	<b>48</b>	<b>54</b>

