



**JAMES  
ANDERSON**



# FOR SALE

**£750,000**

## The Terrace, Barnes, SW13

Offers In Excess Of

A beautifully presented, spacious, two bedroom apartment, close to the River Thames and Barnes Bridge. Located on the first floor of this highly regarded and attractive Edwardian mansion block, the accommodation is arranged to provide a lovely, modern, well-appointed kitchen/dining room, modern bathroom with a separate cloakroom, two large double bedrooms and a charming bay fronted reception room with attractive wooden flooring. The property is enhanced by a long lease and a share of the freehold. The Edwardian estate as a whole enjoys on-site portage, 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
-  First Floor Apartment
-  Attractive Edwardian Mansion Block



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

020 8876 0100

# Elm Bank Mansions

Approximate Gross Internal Area = 832 sq ft / 77.3 sq m



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**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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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