



**JAMES  
ANDERSON**



## FOR SALE

**£525,000**

The Terrace, Barnes, SW13

Guide Price

A beautifully presented, mansion block, one-bedroom apartment neatly situated next to the River Thames and Barnes Bridge Station. Located on the first floor of this highly regarded and attractive Edwardian mansion block, the accommodation comprises spacious entrance hall, a modern kitchen with integrated appliances, a modern bathroom with separate cloakroom, and a large double bedroom with a charming bay window and a reception room which leads to the kitchen. The property is enhanced by many period features - including high ceilings and sash windows. The property further benefits from ample storage throughout, a long lease and a share of the freehold. The Edwardian estate as a whole enjoys on-site porterage, 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 to both the M3 and M4 motorways makes access to the South and West very easy.



One Double Bedroom



Modern Bathroom With Cloakroom



Reception Room



Stylish Kitchen



EPC Rating C / Council Tax D / Share Of Freehold



Barnes Bridge Station



Outstanding Local Schools



Beautifully Presented



First Floor



Attractive Mansion Block Apartment

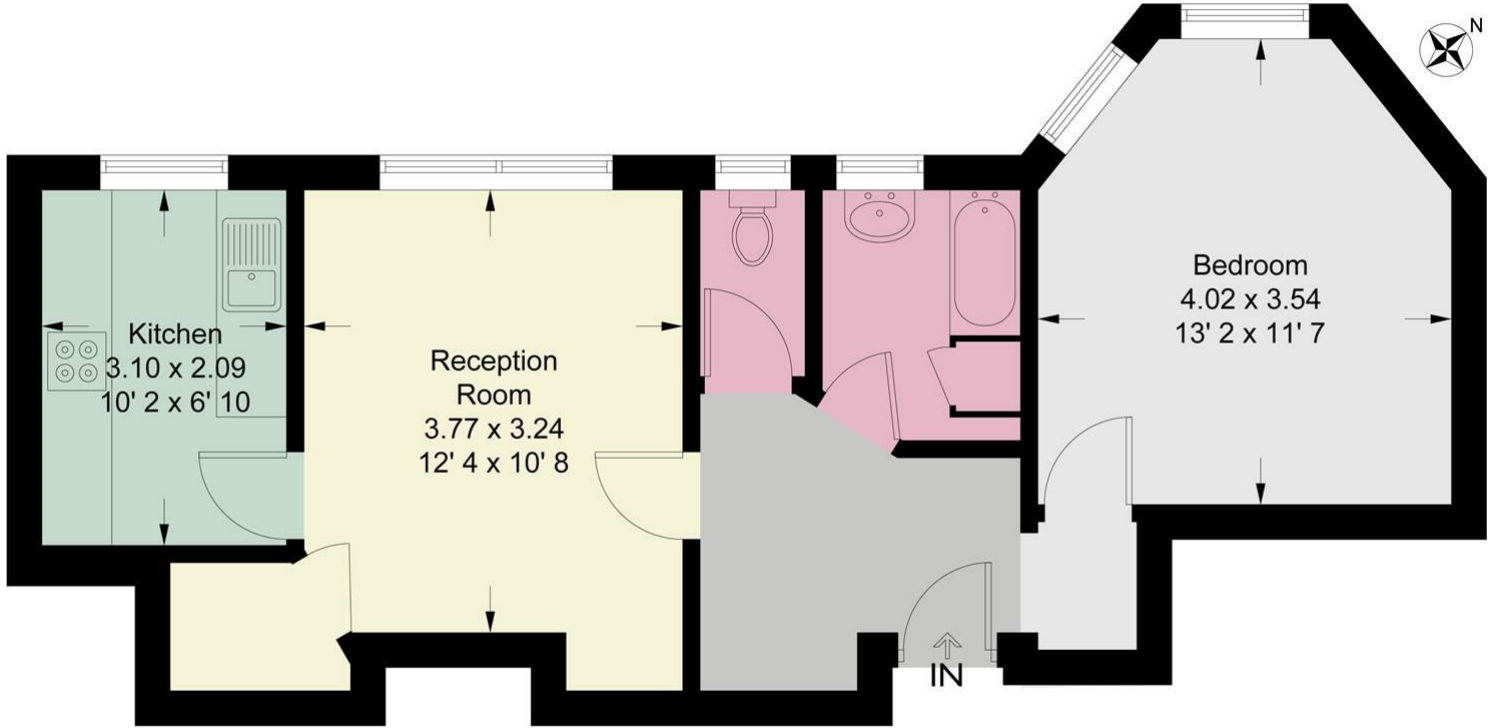


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# Elm Bank Mansions

Approximate Gross Internal Area = 513 sq ft / 47.7 sq m



## 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	71	80

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		

