



JAMES  
ANDERSON

Brookfield Mews  
Barnes SW13










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## Brookfield Mews

### Barnes SW13

A stylish modern property, neatly tucked away in a recently built mews development in Barnes, close to the local shops and amenities on White Hart Lane and Barnes Village. This fantastic modern home has spacious accommodation (approx.1300 sq ft) over two floors, and is arranged to provide four bedrooms, one of which has been adapted to create a bespoke dressing room, two bedrooms have stylish en-suite facilities, a separate shower room and cloakroom, with a stunning open-plan living area that incorporates the kitchen, fitted with integrated appliances and stone worktops. The property further benefits from underfloor heating, double glazing, an allocated parking space and a private, rear courtyard (low maintenance) garden. The schools in the area include The St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School to name a few. The property is within walking distance of both Barnes and Barnes Bridge Stations.

-  Four Bedrooms
-  Two Shower Rooms, Bathroom & Cloakroom
-  Open-Plan Living
-  Stylish Kitchen With Integrated Appliances
-  EPC Rating B / Council Tax D / Leasehold
-  Barnes & Barnes Bridge Stations
-  Outstanding Local Schools
-  Enclosed Rear Courtyard Garden
-  Popular Mews Development
-  Spacious Modern Property (Approx. 1300 Sq Ft.)













Are YOU tired of CYCLING?  
IF SO  
**WHY NOT CYCLE  
FOR THE KING?**  
**RECRUITS WANTED**  
By the S. Midland Divisional Cyclist Company  
Must be 18 and willing to serve abroad.  
CYCLES PROVIDED. Uniform and Clothing issued  
on requisition.  
Application in person or by letter to  
Cyclists, The Barracks, Gloucester.  
**BAD TEETH NO BAR.**

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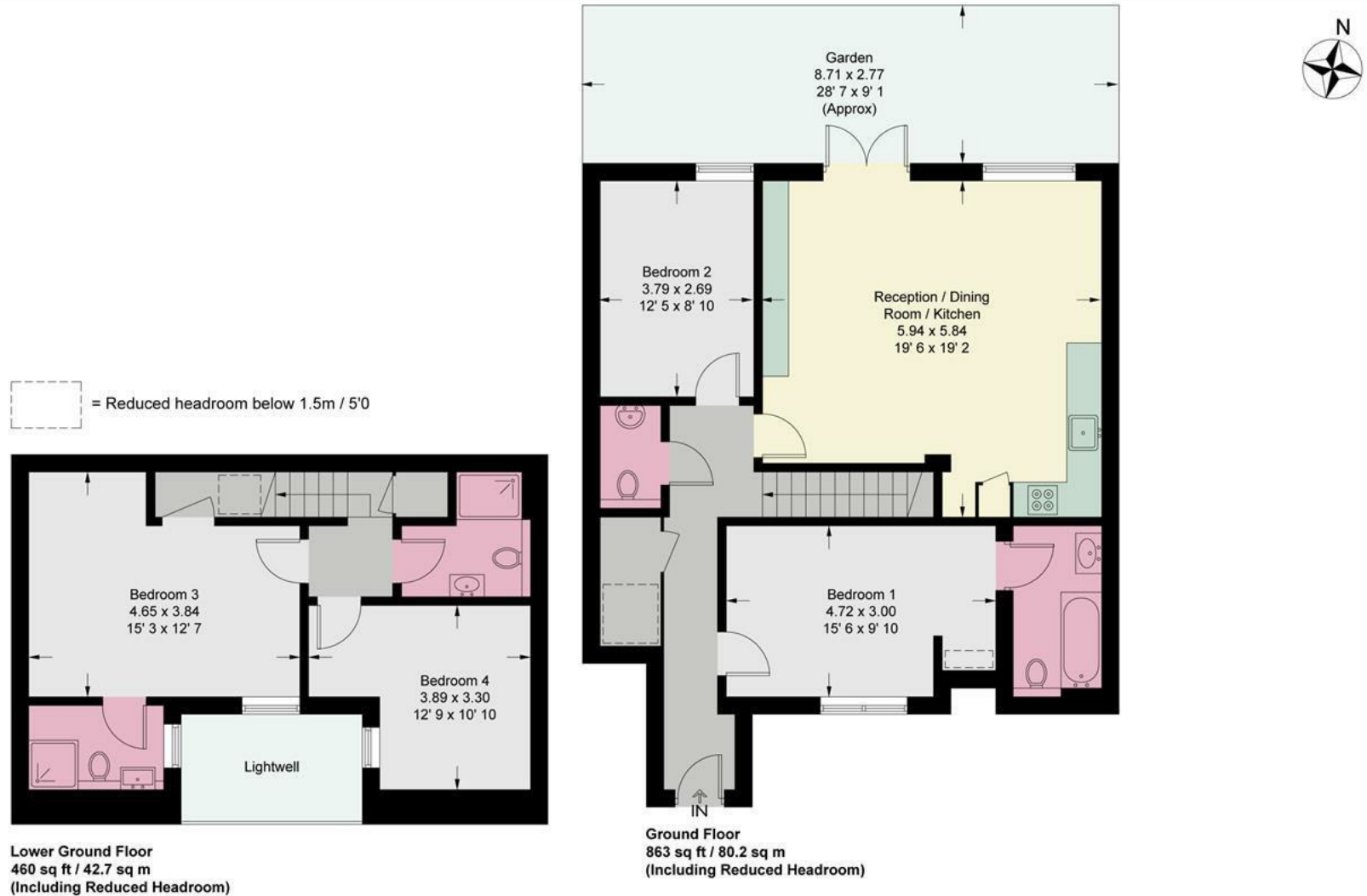
Approximate Gross Internal Area = 1304 sq ft / 121.1 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 19 sq ft / 1.8 sq m

Total = 1323 sq ft / 122.9 sq m



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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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ANDERSON**

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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	

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>		
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