



**JAMES
ANDERSON**



FOR SALE

£495,000

Cressy House, London, SW13

Guide Price

Situated in a highly regarded quiet and peaceful location only moments from Barnes Station is this wonderful three bedroom apartment providing ample living space suited for entertaining while being sold with no onward chain.

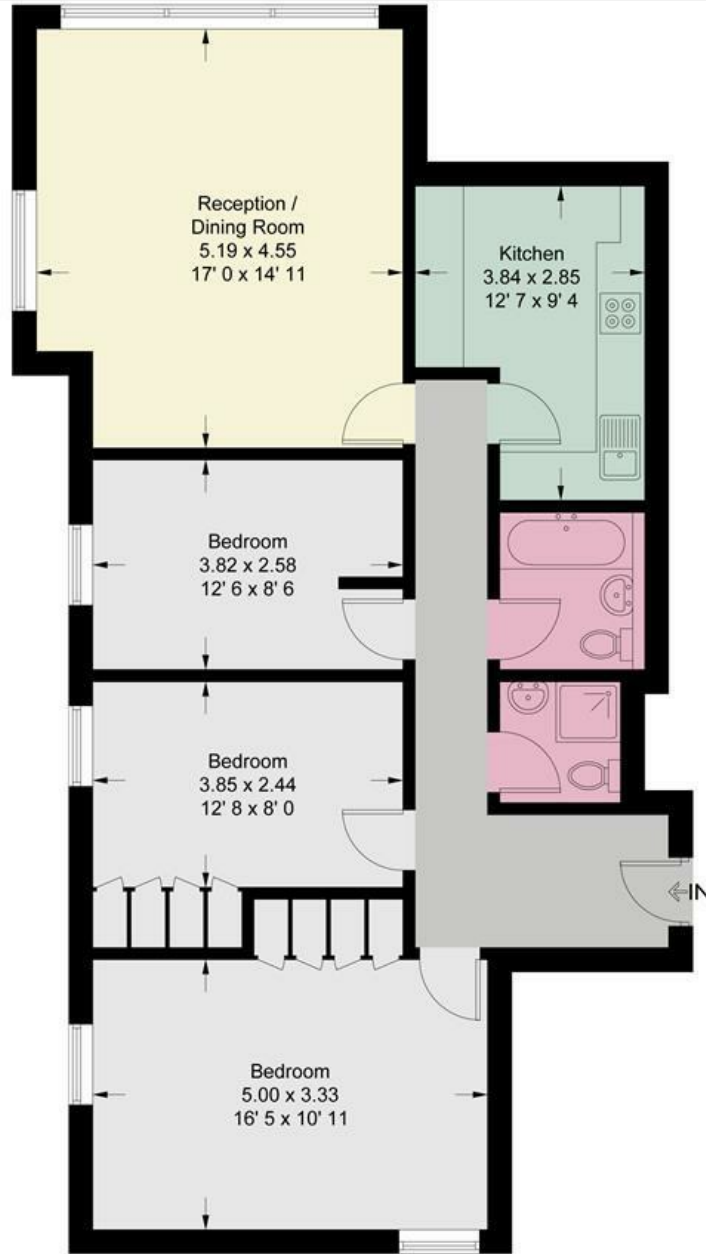
This incredibly spacious apartment is very energy efficient while offering 993 Sq ft of accommodation comprising a reception room with large windows providing scenic views, space to dine, a modern fitted kitchen, two bathrooms and a garage for storage or parking.

The property is ideally located for Barnes station providing regular and direct train services to London Waterloo and for public transport amenities to Hammersmith, Putney and Richmond. The outstanding Barnes Primary and East Sheen Primary Schools are within 0.7 miles and 0.6 miles respectively whilst the extensive recreational amenities of Barnes Common, West Putney Commons, Palewell Common and Richmond Park are moments away. The area also boasts numerous leisure and sporting facilities including The Riverside Club, The Roehampton Club, The Bank of England Sports Ground and a host of Golf courses.

Leasehold - 39 years remain

- Three Bedrooms
- Barnes Station Close By
- Two Bathrooms
- Outstanding Local Schools
- Spacious Reception Room
- Garage and Allocated Parking Space
- Modern Kitchen
- No Onward Chain
- EPC rating C - Council tax band E - Leasehold
- 993 Sq Ft





Ground 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

