



**JAMES
ANDERSON**



FOR SALE

Queens Ride, Barnes, SW13






£435,000

Guide Price

This well presented, bright and spacious apartment is located within five minutes walk to Barnes Station, with great transport links into Richmond, Hammersmith and Putney. The accommodation has ample storage throughout and it comprises of an entrance hall, a spacious reception room, modern kitchen with a good range of units, two double bedrooms, a family bathroom with separate WC. The property further benefits from having very well managed communal areas and its own garage.

Leasehold - 128 Years
Service Charge - £1444 P/A
Ground Rent - £0
EPC Rating - C
Council Tax Band - D

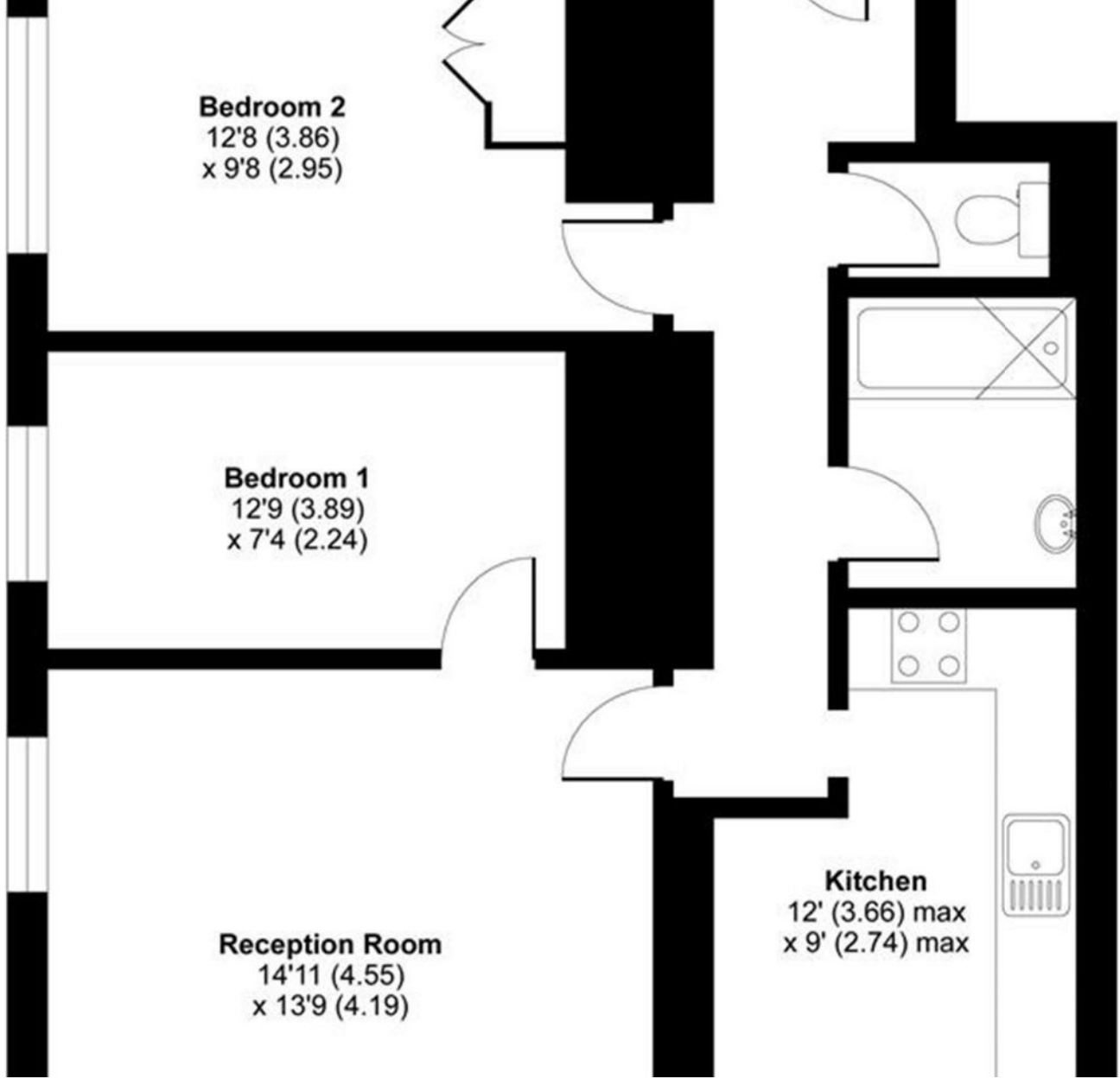
-  Two Double Bedrooms
-  Modern Bathroom
-  Large Reception Room
-  Fitted Modern Kitchen
-  Purpose Built

-  Excellent Transport Links from Barnes Station
-  Outstanding Schools Close By
-  Own Garage and Communal Gardens
-  No Onward Chain
-  Ideal Buy to Let, Great Yield



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

020 8788 6611



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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	67	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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