



**JAMES  
ANDERSON**



# FOR SALE

**£450,000**

## The Willoughbys, London, SW14

A spacious three bedroom second floor apartment presented in good order with a south facing balcony. This wonderful property has accommodation arranged to provide two double bedrooms, a family bathroom, a further single bedroom, a fully equipped kitchen and a large reception room with access to a private south facing balcony. The property further benefits from external storage on the ground floor large enough for bikes and a will be sold with a long lease. The Willoughbys is located just moments from Barnes Primary and East Sheen Primary which are both rated 'Outstanding' by Ofsted. The property is also within walking distance to Barnes and Barnes Bridge stations (25 minutes to Waterloo). The amenities of White Hart Lane and Barnes village are easily reached, as well as being a few moments away from East Sheen high street. The property is within walking distance of Richmond Park, the river, numerous green spaces and playgrounds.

Lease remaining: 173 years  
Ground rent: £10 per year  
Service charge: £2,184 approx per year

-  Three Bedrooms
-  Barnes & Barnes Bridge Stations Nearby
-  One Bathroom
-  Excellent School Catchments
-  One Reception Room
-  Barnes / Sheen Borders
-  Spacious Kitchen
-  No Onward Chain
-  Leasehold | EPC C | Council Tax D
-  In Excess of 820 SQft



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

020 8876 6611

# The Willoughbys

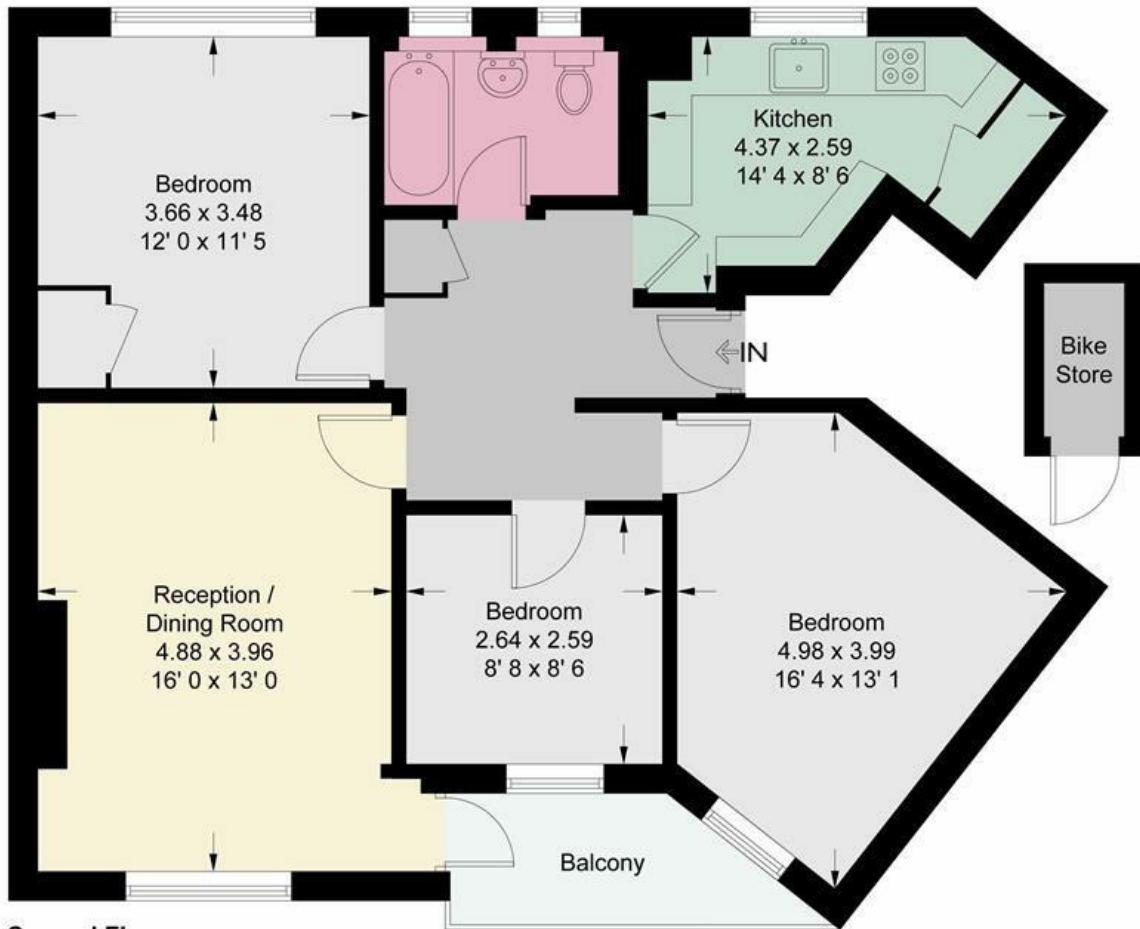
Approximate Gross Internal Area = 820 sq ft / 76.2 sq m

Bike Store = 14 sq ft / 1.3 sq m

Total = 834 sq ft / 77.5 sq m



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**Second 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	<b>71</b>	<b>80</b>

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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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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