



JAMES  
ANDERSON

Brookfield Mews  
Barnes SW13














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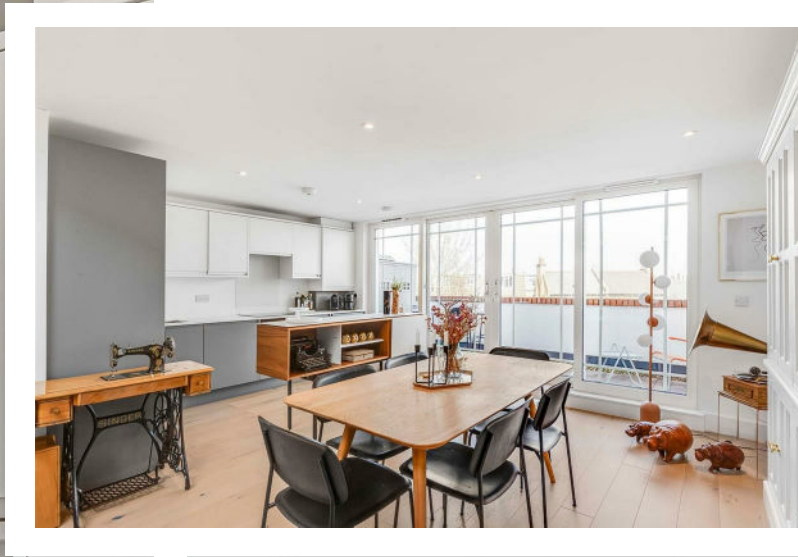
## Brookfield Mews

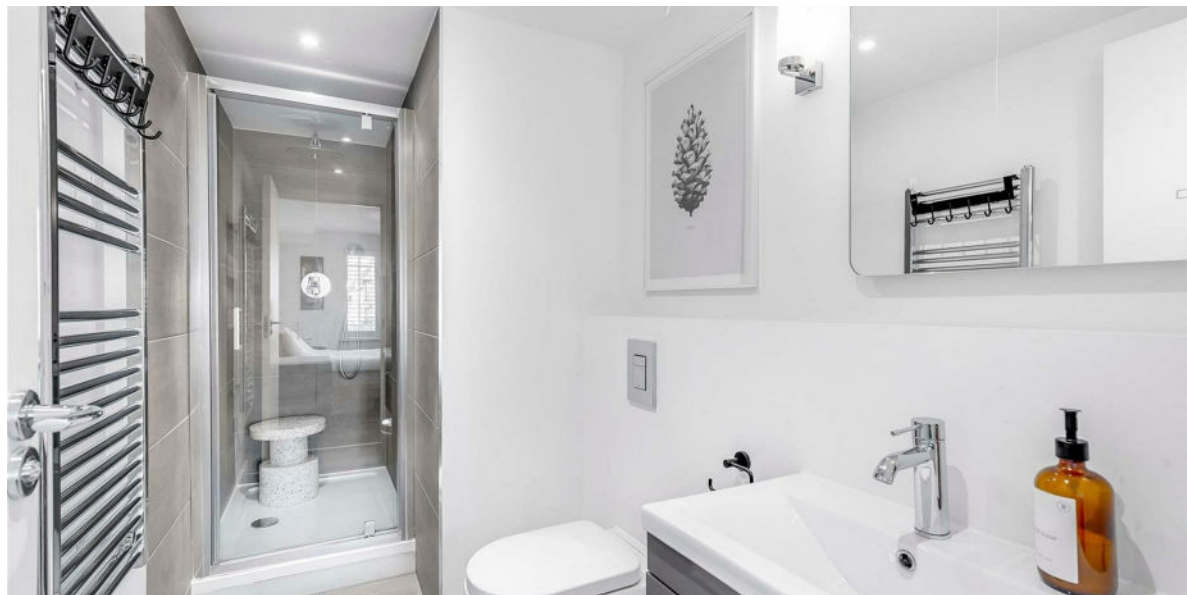
### Barnes SW13

An impressive, 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 set over two floors (approaching 1200 sq ft), and is arranged to provide three double bedrooms, all with fitted wardrobes, with the primary bedroom having the benefit of a large en-suite shower room, whilst the remaining bedrooms have use of the second bathroom. The upper floor has the wow factor with a stunning open-plan living area, that incorporates the kitchen, fitted with integrated appliances and stylish worktops. There is access from the kitchen area out to an impressive balcony/terrace, which has lovely far reaching views over Barnes. The property further benefits from underfloor heating, double glazing, and an allocated parking space. 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 also within walking distance of Barnes Bridge, Barnes and Mortlake stations.

-  Three Double Bedrooms
-  Family Bathroom & En-Suite Shower Room
-  Spacious Open-Plan Living Area
-  Stylish Kitchen With Integrated Appliances
-  EPC Rating B / Council Tax D / Leasehold
-  Barnes, Barnes Bridge & Mortlake Stations
-  Outstanding Local Schools
-  Impressive Terrace with Far Reaching Views
-  Allocated Parking Space
-  Modern Property Set Over Two Floors (Approx. 1200 Sq Ft)











# Brookfield Mews

Approximate Gross Internal Area = 1158 sq ft / 107.6 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 38 sq ft / 3.5 sq m

Total = 1196 sq ft / 111.1 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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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>		
(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	

