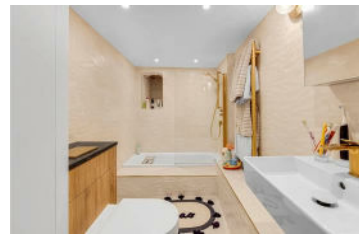




JAMES  
ANDERSON













## FOR SALE

£900,000

103 Elm Grove Road, Barnes, SW13

A well-presented, split level Edwardian conversion apartment, neatly situated on a highly desirable road in the heart of Barnes village, close to local shops and amenities. This apartment has light and spacious accommodation mostly over the ground floor, and is arranged to provide two bedrooms, both with fitted storage, a modern kitchen, and a spacious and light living room that leads to a large conservatory that opens out to a generous private garden. There is a stylish modern bathroom that can be found on the lower ground floor. The property is decorated in light neutral tones, with recently fitted carpets, and has gas heating. The property also further benefits from planning approval (Ref 20/3750/FUL) to enlarge and reconfigure the layout if required. There are a number of excellent schools in the area, including St Osmunds (RC) Primary School, The St Paul's School & St Paul's Juniors, The Harroddian School, and The Swedish School to name but a few. For the commuter, Barnes railway station provides a frequent service to Clapham Junction, Vauxhall and London Waterloo. For London underground services, Hammersmith, Putney Bridge and Richmond offer access into The West End and The City. The property is available for sale with no onward chain.

-  Two Bedrooms
-  Stylish Modern Bathroom
-  Reception Room & Large Conservatory
-  Modern Kitchen
-  EPC Rating D / Council Tax C / Leasehold
-  Barnes Station
-  Excellent Local Schools
-  Private Rear Garden
-  No Onward Chain
-  Period Conversion



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

020 8876 0100

# Elm Grove Road

Approximate Gross Internal Area = 878 sq ft / 81.5 sq m  
 (Excluding Communal Area)  
 Store = 7 sq ft / 0.7 sq m  
 Total = 885 sq ft / 82.2 sq m



**JAMES  
ANDERSON**



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>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		64	
(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>			78
(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		

