



**JAMES
ANDERSON**




FOR SALE

£785,000

Railway Side, London, SW13

An attractive cottage neatly tucked away along Railway Side, close to Barnes Primary School, and within walking distance to the village. This period home offers spacious accommodation over two floors and is arranged to provide open-plan living on the ground floor, with a lovely double reception area that leads to an extended modern kitchen/dining room at the rear of the property. The first floor has two bedrooms, both with fitted storage, and a stylish modern bathroom with a separate shower. The rear garden is a nice size for the area, and is mainly paved and enclosed. There are plenty of leisure opportunities nearby, with the Thames River towpath just moments away, Richmond Park is within walking distance, along with Kew Gardens and various sports clubs. Barnes Bridge station is a couple of minutes walk from the property and there is a number of the local primary schools that are currently rated by Ofsted as 'Outstanding'. The St Pauls School, The Harrodian School and The Swedish School are also nearby. The property is also conveniently placed for Barnes Primary School and the shops and amenities of White Hart Lane and Barnes Village.

-  Two Bedrooms
-  Modern Bathroom with Separate Shower
-  Open-Plan Living Space
-  Extended Modern Kitchen/Dining Room
-  EPC Rating TBC / Council Tax E / Freehold
-  Outstanding Local Schools
-  Barnes Bridge Station
-  Rear Courtyard Garden
-  Walking Distance to Barnes Village
-  Period Cottage

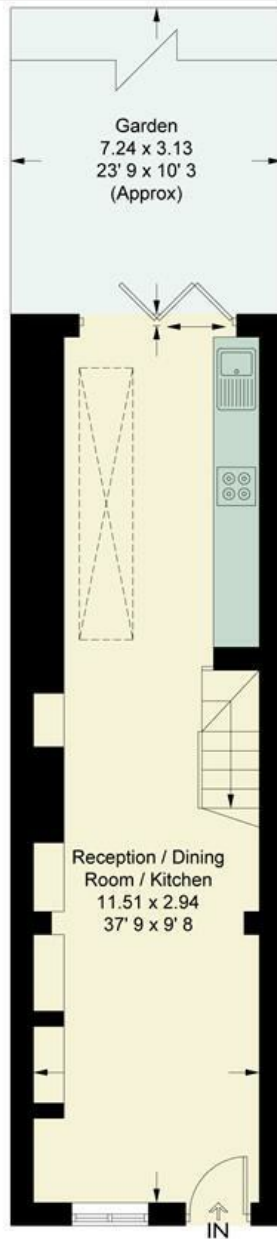


Railway Side

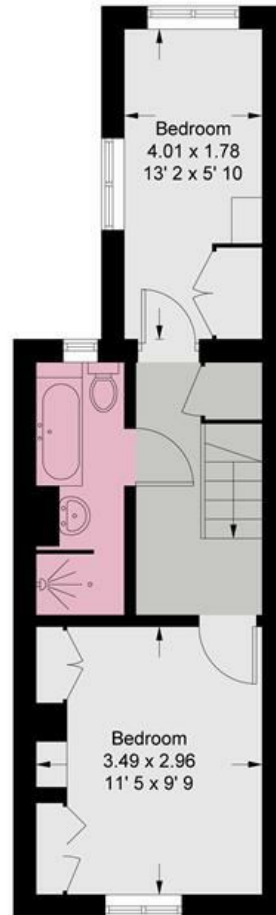
Approximate Gross Internal Area = 648 sq ft / 60.2 sq m



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Ground Floor
343 sq ft / 31.9 sq m



First Floor
305 sq ft / 28.3 sq m

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		

