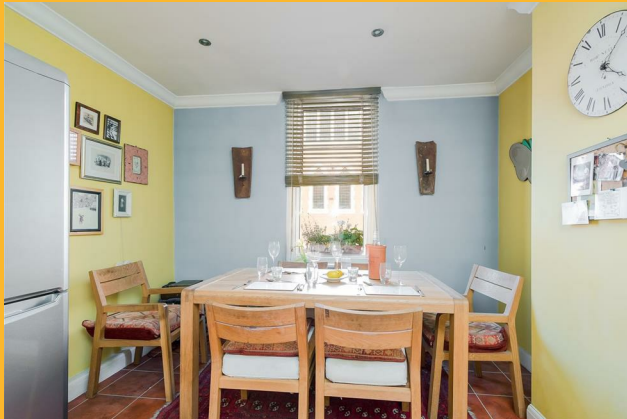


**LAURENT**  
RESIDENTIAL



**£935,000**  
**FREEHOLD**

- Two double bedrooms • Kitchen/dining room • Separate reception room • Family bathroom • Private garden • Period features • No onward chain • Prime location



Set in a prime location this charming cottage is offered to the market with no onward chain.

The house itself consists a spacious kitchen/dining area with a range of fitted units and plenty of space for various appliances, as well as a dining table and chairs.

There is a service hatch through to a separate reception room that overlooks the pretty garden through double doors.

The reception room is entered down the hall that has further storage and shelving.

Upstairs you have two double bedrooms with in built storage and a spacious family bathroom.

Brought to the market for the first time in eighteen years you are ideally located for everything Barnes has to offer including the range of restaurants, coffee shops, delis, boutique shops, schools and The OSO arts centre.

Transport links include various bus routes and access in to central London via Barnes Mainline Railway Station a short walk away.

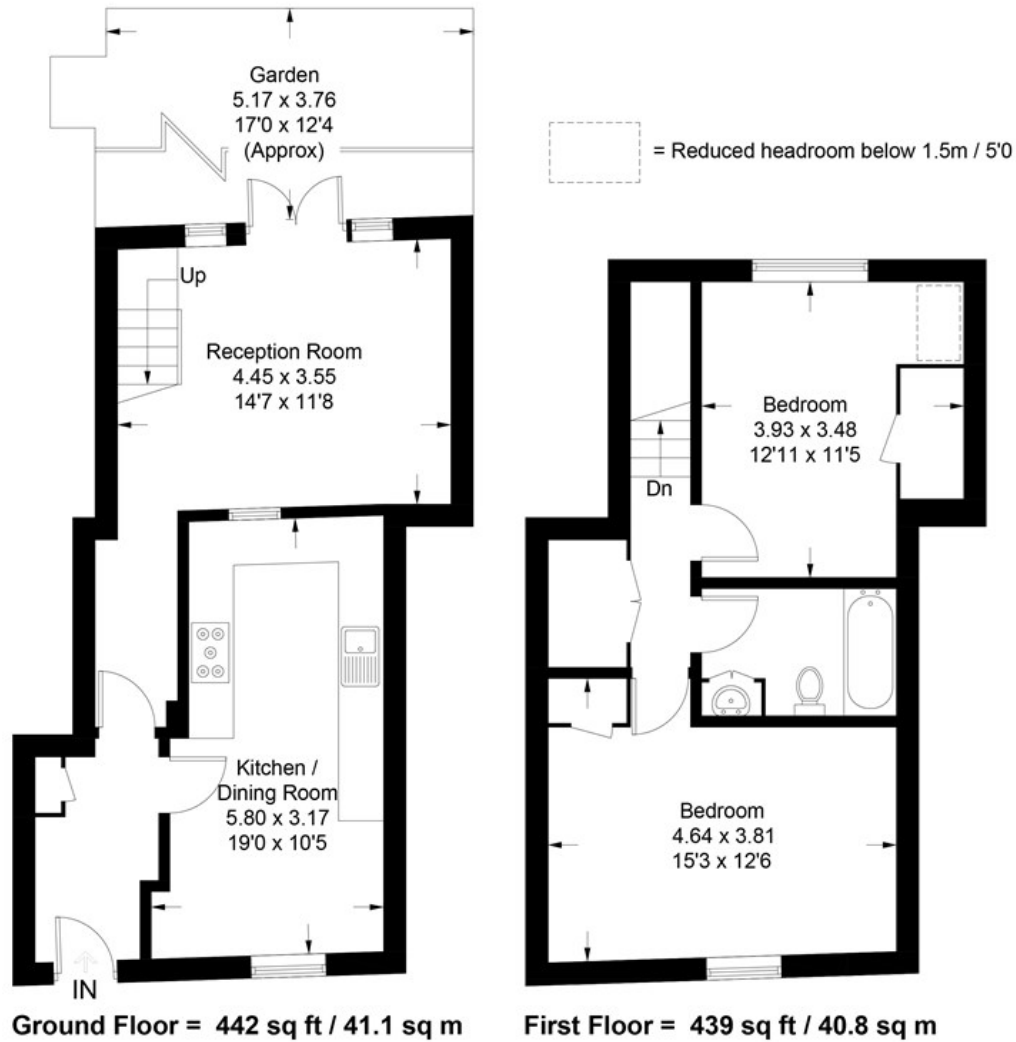
Check your broadband and mobile coverage here  
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

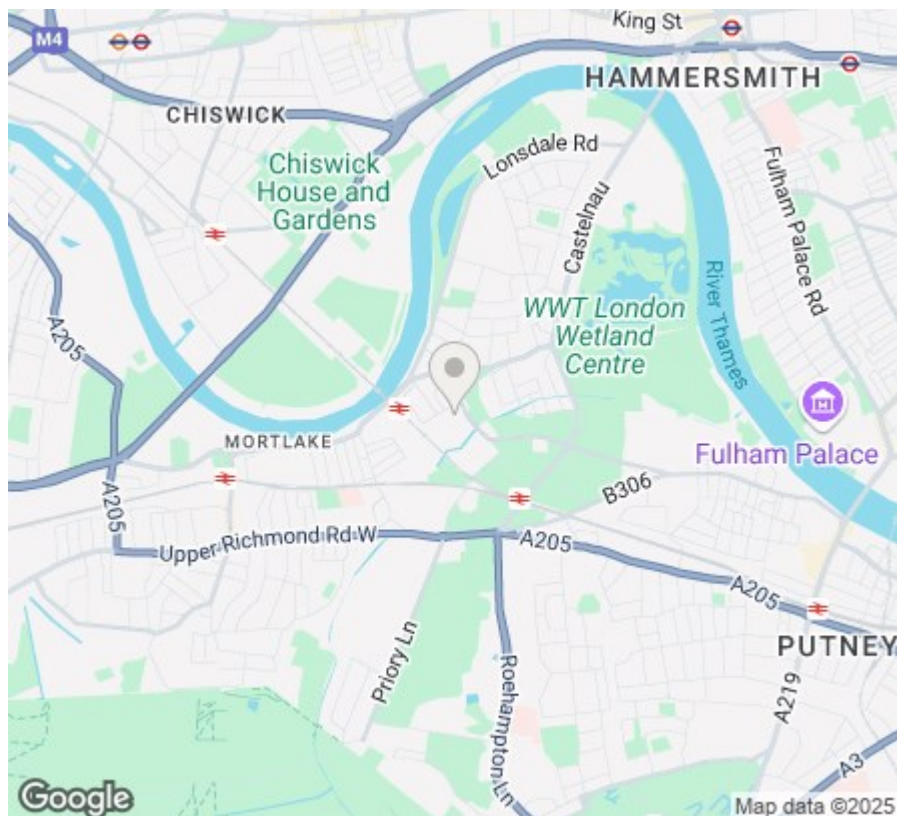
Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>




# Station Road, London, SW13

Approximate Gross Internal Area = 81.9 sq m / 881 sq ft





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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 

**LAURENT**  
RESIDENTIAL

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements