



**JAMES
ANDERSON**



FOR SALE

£485,000

The Terrace, Barnes, SW13

Guide Price

A beautifully presented one-bedroom apartment neatly positioned opposite the River Thames and close to Barnes Bridge. Located on the ground floor of this highly regarded and attractive Edwardian mansion block, the accommodation comprises a spacious entrance hall, a well-appointed kitchen, a modern, light bathroom with a shower over the bath, a large double bedroom with attractive bay window and a charming bay fronted reception room that leads from the kitchen. The property is enhanced by wooden flooring and other period features including high ceilings and sash windows. The flat further benefits from ample storage throughout, a long lease and a share of the freehold. This property also has the option for all the furniture to be included. The Edwardian estate as a whole enjoys on-site portage, CCTV security, airy communal halls and stairwells, communal gardens and bike storage, along with a strong residents' association and comprehensive website <https://elmbankmansions.org> - Elm Bank Mansions is located moments from the amenities of Barnes Village and White Hart Lane. For the commuter Barnes Bridge station is a short walk away, while close proximity of both the M3 and M4 motorways makes access to the South and West very easy.

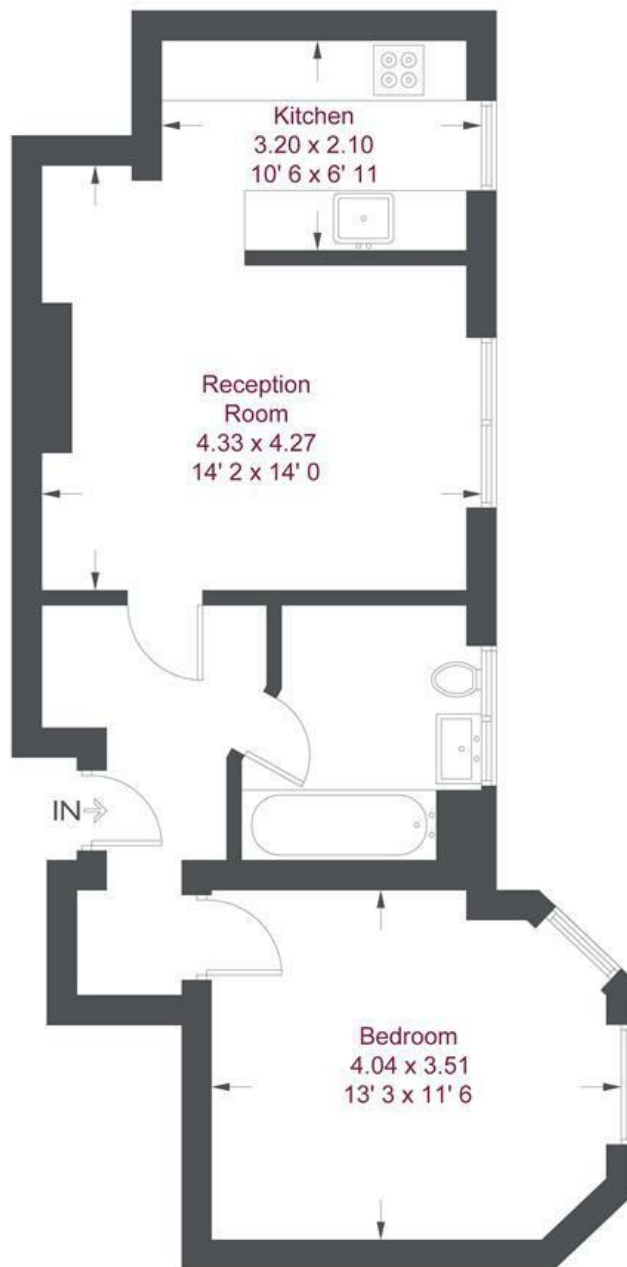
Share of Feehold - 989 years remaining - Service Charge: £512 per quarter - Council Tax Band D = £2022

-  One Double Bedroom
-  Modern Bathroom
-  Bay Fronted Living Room
-  Modern Kitchen
-  EPC Rating D
-  Barnes Bridge Station
-  Excellent Local Schools
-  Attractive Mansion Block Apartment
-  Council Tax Band D = £2022
-  Share of Freehold



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

020 8876 0100



Ground Floor

Elm Bank Mansions

Approximate Gross Internal Area = 526 sq ft / 48.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
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