



**JAMES
ANDERSON**



FOR SALE

£450,000

Elm Bank Mansions, Barnes, SW13

Offers In Excess Of

A spacious one-bedroom apartment neatly situated next to the River Thames and Barnes Bridge. Located on the ground floor of this highly regarded and attractive Edwardian mansion block, the accommodation comprises a spacious entrance hall, a modern kitchen, bathroom, a large double bedroom, and a charming bay fronted reception room. The property is enhanced by many 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. The Edwardian estate as a whole enjoys on-site portorage, 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 to both the M3 and M4 motorways makes access to the South and West very easy.



One Double Bedroom



Bathroom



Spacious Reception Room



Modern Kitchen



EPC Rating D / Council Tax D / Share of Freehold



Barnes Bridge Station



Excellent Local Schools



Close to the River Thames



No Onward Chain



Ground Floor Edwardian Mansion Block

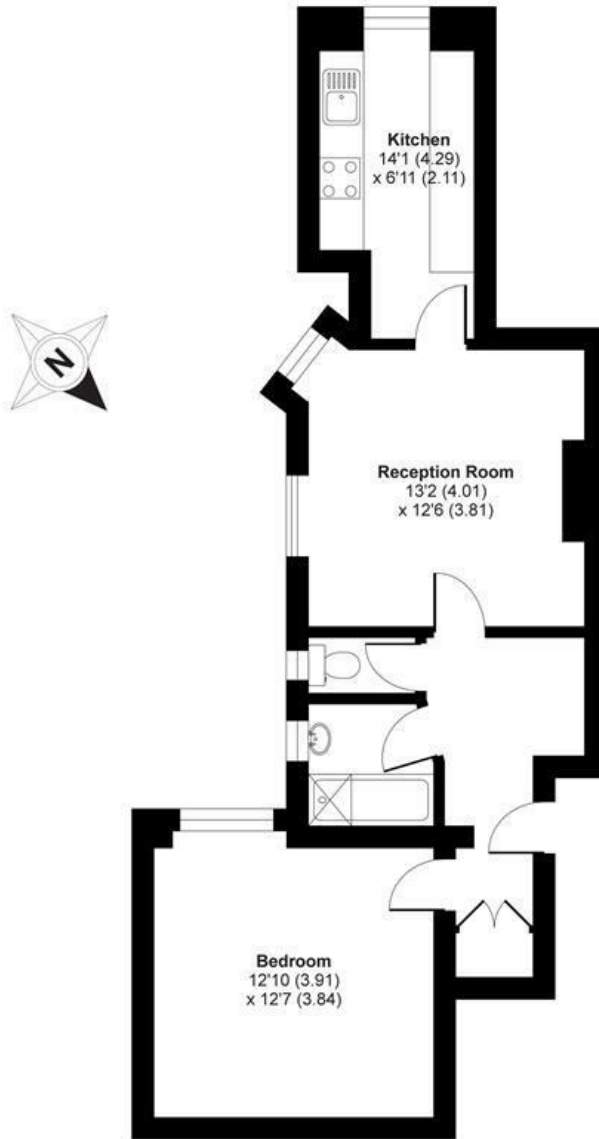


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

Elm Bank Mansions, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 544 SQ FT 50.5 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			80
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

