



**JAMES
ANDERSON**



FOR SALE

£450,000

Beverley Road, Barnes, SW13

Asking Price

A bright and spacious apartment neatly situated on a highly desirable road in Barnes Village. The property is located on the second floor and has accommodation arranged to provide a large reception room, a modern kitchen/breakfast room, with access out to a private enclosed balcony, a modern shower room and two double bedrooms. The property is further enhanced by gas central heating and double glazed windows, plus there is an additional bike cupboard and communal gardens. Beverley Road is situated in the heart of Barnes village, and close to the high street where you will find a variety of shops, cafes, pubs and restaurants. There is also the duck pond, and the River Thames. Barnes and Barnes Bridge stations provide a service into Waterloo whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School.

-  Two Double Bedrooms
-  Modern Shower Room
-  Bright Reception Room
-  Modern Kitchen
-  EPC Rating D / Council Tax D / Leasehold
-  Near Barnes Station
-  Excellent Local Schools
-  Barnes Village Location
-  No Onward Chain
-  Private Balcony Off Kitchen

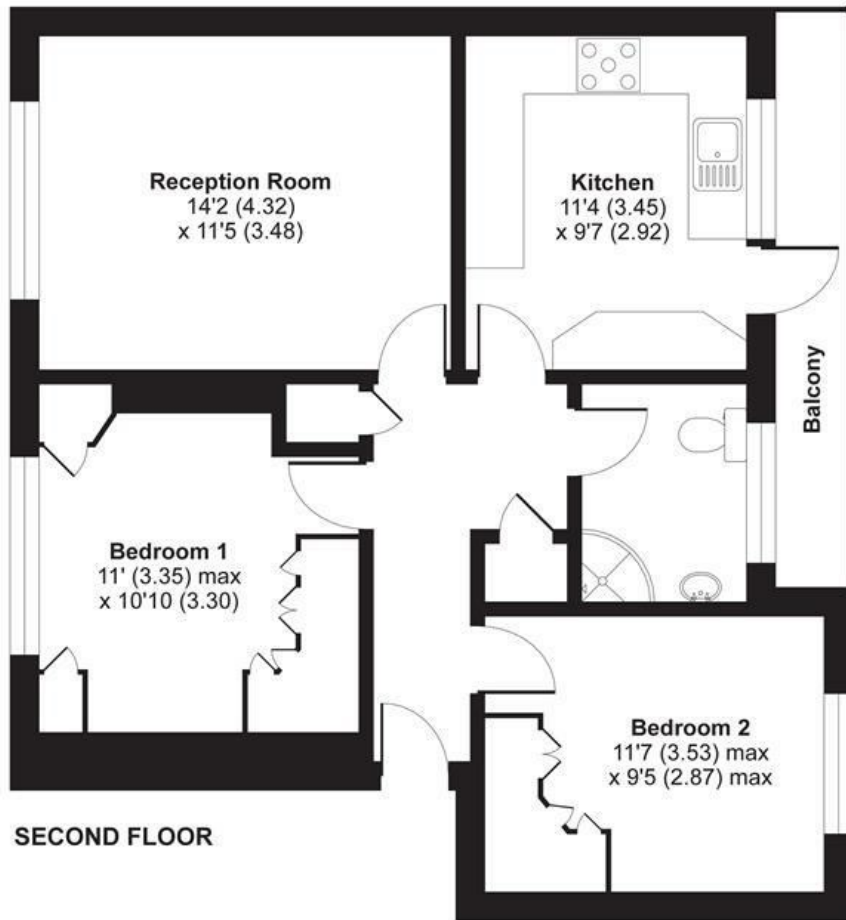


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020 8876 0100

Beverley Road, London, SW13 0NA

APPROX. GROSS INTERNAL FLOOR AREA 662 SQ FT 61.4 SQ METRES



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			
(81-91) B			
(69-80) C			
(55-68) D		57	64
(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		51	59
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

