



**JAMES  
ANDERSON**



## FOR SALE

Arundel Terrace, Barnes, SW13

\*\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £375,000\*\*\*

## £375,000

By Auction

A modern, purpose-built apartment, neatly situated on a quiet no through road in Barnes, close to the Hammersmith Bridge. This light and spacious property is located on the top floor, and has accommodation arranged to provide two double bedrooms with fitted wardrobes, a modern kitchen with integrated appliances, modern bathroom and a spacious living/dining room. The property further benefits from double glazed windows, block central heating with new boiler (heating & hot water included in service charge), an allocated parking space under the building, a south facing residents garden and is available for sale with no onward chain. Arundel Terrace is conveniently placed for the amenities of Barnes and Hammersmith. For the commuter Hammersmith's underground and overground network are also a short walk over the bridge. The schools in the area include The St Paul's School, The Harrodian School, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School to name a few.

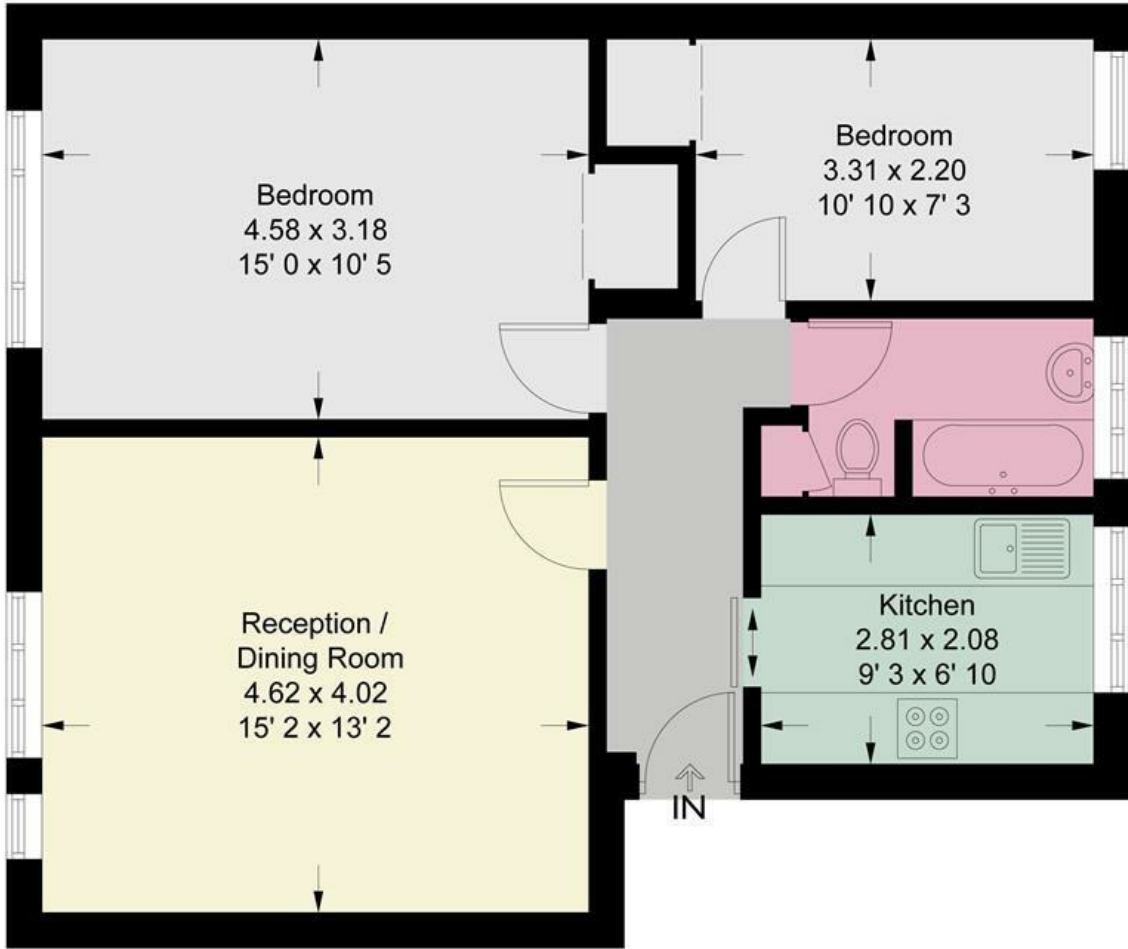
Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

-  Two Double Bedrooms
-  Modern Family Bathroom
-  Large Reception Room
-  Modern Kitchen
-  EPC Rating E / Council Tax D / Share Of Freehold
-  Hammersmith Station
-  Excellent Local Schools
-  South Facing Residents Garden
-  Allocated Parking Space
-  Modern Purpose-Built Apartment



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

020 8876 0100



**Third Floor**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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	<b>67</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>49</b>

