



Barnes High Street

Barnes, SW13

Asking Price £1,150,000

A generous and well-proportioned two-bedroom apartment, set on the first floor of a modern building, in the heart of Barnes Village. The property benefits from lift access, excellent natural light throughout, a balcony and one allocated parking space.

The accommodation comprises a spacious open-plan reception, dining room and kitchen with large windows and French doors onto the balcony. The modern kitchen provides ample cabinetry and integrated appliances. There is an entrance hall with several handy storage cupboards and a laundry cupboard.

The principal bedroom has a well-appointed en-suite bathroom with a bathtub and separate shower and offers built-in wardrobes and a Juliet balcony. The second bedroom is also a large double with fitted wardrobes and there is an additional second bathroom off the hallway.

Barnes High Street is the heart of Barnes Village and boasts high-street favourites, such as M&S Foodhall and Pizza Express, an array of independent boutiques and delights like Barnes Pond and a weekly farmers' market. The Thames towpath is moments from the property.

Convenient transport links are at nearby Barnes Bridge and Barnes stations, which offer frequent service into London Waterloo. There are some excellent schools in the area, including the renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther, St Osmund's and Barnes Primary School.

CHESTERTONS



Barnes High Street

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- Generous & Well-Proportioned Apartment
- First Floor with Lift
- Open-Plan Reception, Dining Room & Kitchen
- Two Double Bedrooms & Two Bathrooms
- Balcony
- Allocated Parking Space
- Barnes Village Location
- Chain Free
- EPC Rating C



Tenure: Leasehold plus Share of Freehold with 978 years remaining
Service Charge: Approximately £4,730 per annum
Ground Rent: £0
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: F

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Chestertons Barnes Sales

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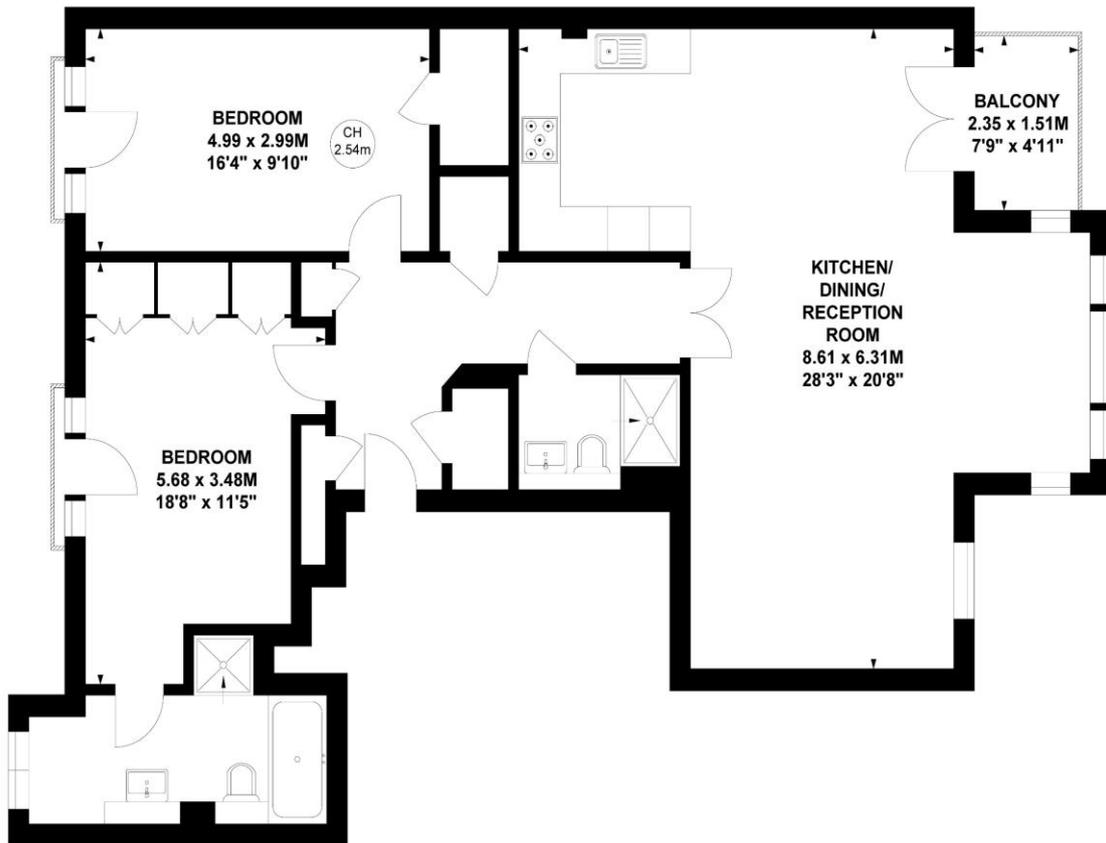
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Approximate gross internal area

109.19 sq m / 1175 sq ft

Key :

CH - Ceiling Height



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

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