



**JAMES  
ANDERSON**



## FOR SALE

**£435,000**

### Barnes High Street, Barnes, SW13

A beautifully refurbished one bedroom apartment located in a private 'Art Deco' building in the heart of Barnes Village. The property is located on the third floor and has a lift service to all floors. There is light and spacious accommodation that is arranged to provide a large double bedroom with built-in wardrobes, a high specification kitchen with contemporary worktops, a stylish bathroom with under floor heating, and a large sitting room/dining room. There is residents parking at the rear that is available on a first come, first serve basis. The property is available for sale with no onward chain.

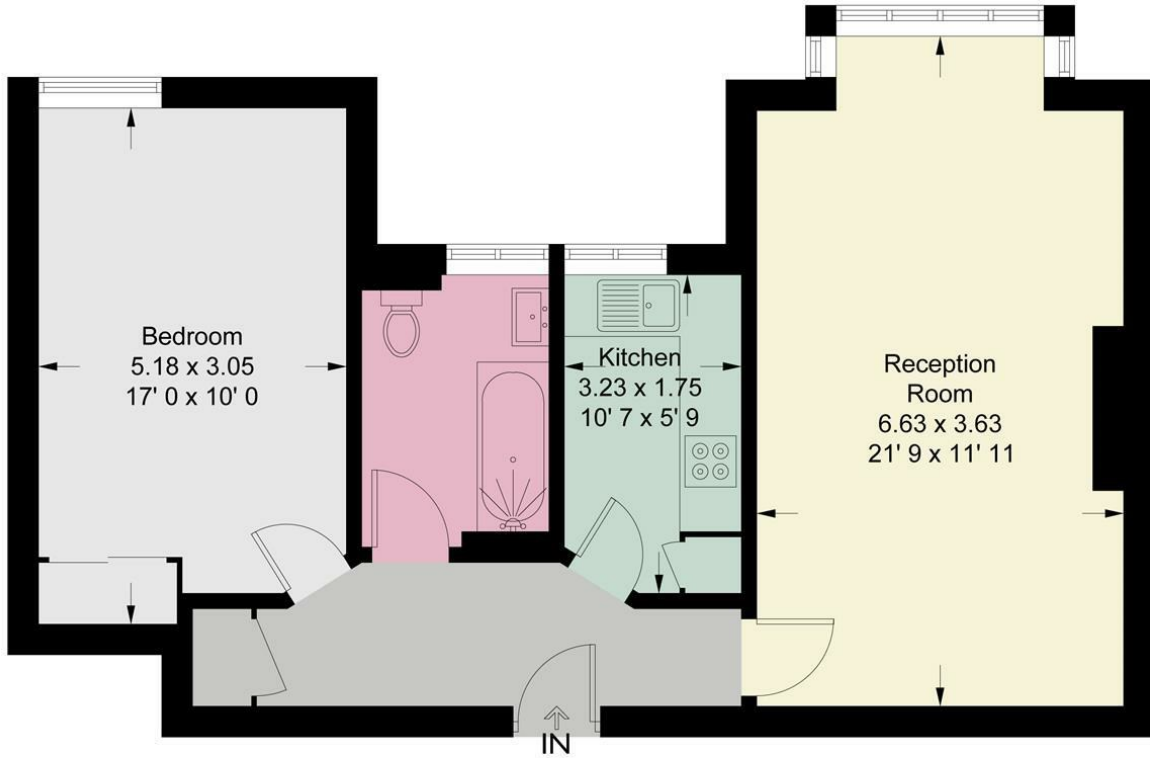
Barnes High Street is a highly regarded location with a wide range of local independent shops, cafes, pubs and restaurants. The local duck pond and The River Thames are both a short walk away. Barnes and Barnes Bridge Stations provide frequent train service to London Waterloo.

-  One Double Bedroom
-  Modern Bathroom
-  Spacious Reception Room
-  Stylish Kitchen
-  EPC Rating C | Council Tax Band D | Leasehold
-  Barnes & Barnes Bridge Stations
-  Excellent Local Schools
-  Lift Service
-  Newly Refurbished
-  Purpose-Built Third Floor Apartment



# Barnes High Street

Approximate Gross Internal Area = 616 sq ft / 57.2 sq m



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>		74	77
(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		

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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