



## Station Road - Barnes, SW13

This superb top floor apartment with a west facing roof terrace is set within this prime central Barnes development next to the pond. Boasting a bright and open plan reception room with fully fitted kitchen and breakfast bar, entrance hall and storage, bathroom with bath and shower and a large bedroom with plenty of fitted wardrobe space.

The Old Sorting Office is an iconic building on Barnes Green, in the heart of the village. This property has one gated, allocated parking space with lift access to the property level.

Barnes Village offers an array of independent boutiques and eateries, as well as some High Street favourites and award-winning restaurants. There is a weekly Farmers market and many local organisations and societies.

Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent service into London Waterloo. There are regular bus routes towards Hammersmith (Hammersmith Bridge open to foot and cycle traffic), which benefits from an underground network and further buses. There are some excellent schools in the area, including St Paul's Boys & Juniors, The Harrodian and The Swedish School.

This property is in Conservation area CA1 Barnes Green

Guide Price

£675,000

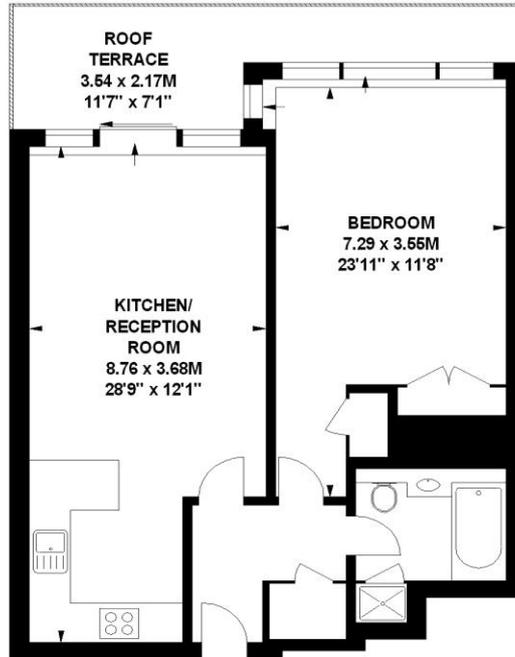
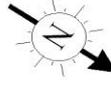
**CHESTERTONS**

# Station Road, SW13

Approximate gross internal area

68.37 sq m / 736 sq ft

Key :  
CH - Ceiling Height



## Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright of FeaturePRO.

**Tenure:** Leasehold 187 years remaining  
**Service Charge:** £3202 approx p.a  
**Ground Rent:** £0  
**Local Authority:** London Borough Of Richmond Upon Thames  
**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Chestertons Barnes Village Sales

68-69 Barnes High Street  
Barnes  
London  
SW13 9LD  
barnes@chestertons.co.uk  
020 8748 8833

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable