



**JAMES
ANDERSON**



FOR SALE

£435,000

Queens Ride, London, SW13

A spacious and well-arranged two double bedroom apartment located on the first floor of this popular and well maintained residential building in West Putney. This incredibly spacious home offers 789 sq. ft. of accommodation with solid walls and comprises a large reception room with large windows, space to dine, separate fitted kitchen, bathroom, & W.C, tonnes of storage and dedicated car port for parking.

The property is ideally located for Barnes station providing regular and direct train services to London Waterloo and for public transport amenities to Hammersmith, Putney and Richmond. The outstanding Barnes Primary and East Sheen Primary Schools are within 0.7 miles and 0.6 miles respectively whilst the extensive recreational amenities of Barnes Common, West Putney Commons, Palewell Common and Richmond Park are moments away. The area also boasts numerous leisure and sporting facilities including The Riverside Club, The Roehampton Club, The Bank of England Sports Ground and a host of Golf courses.



Two Bedrooms



One Bathroom



Separate Living Room



Fitted Kitchen



EPC Rating C



Excellent Transport Links, Barnes Station Close By



Outstanding Local Schools



Next to Putney & Barnes Commons



Allocated Parking Space

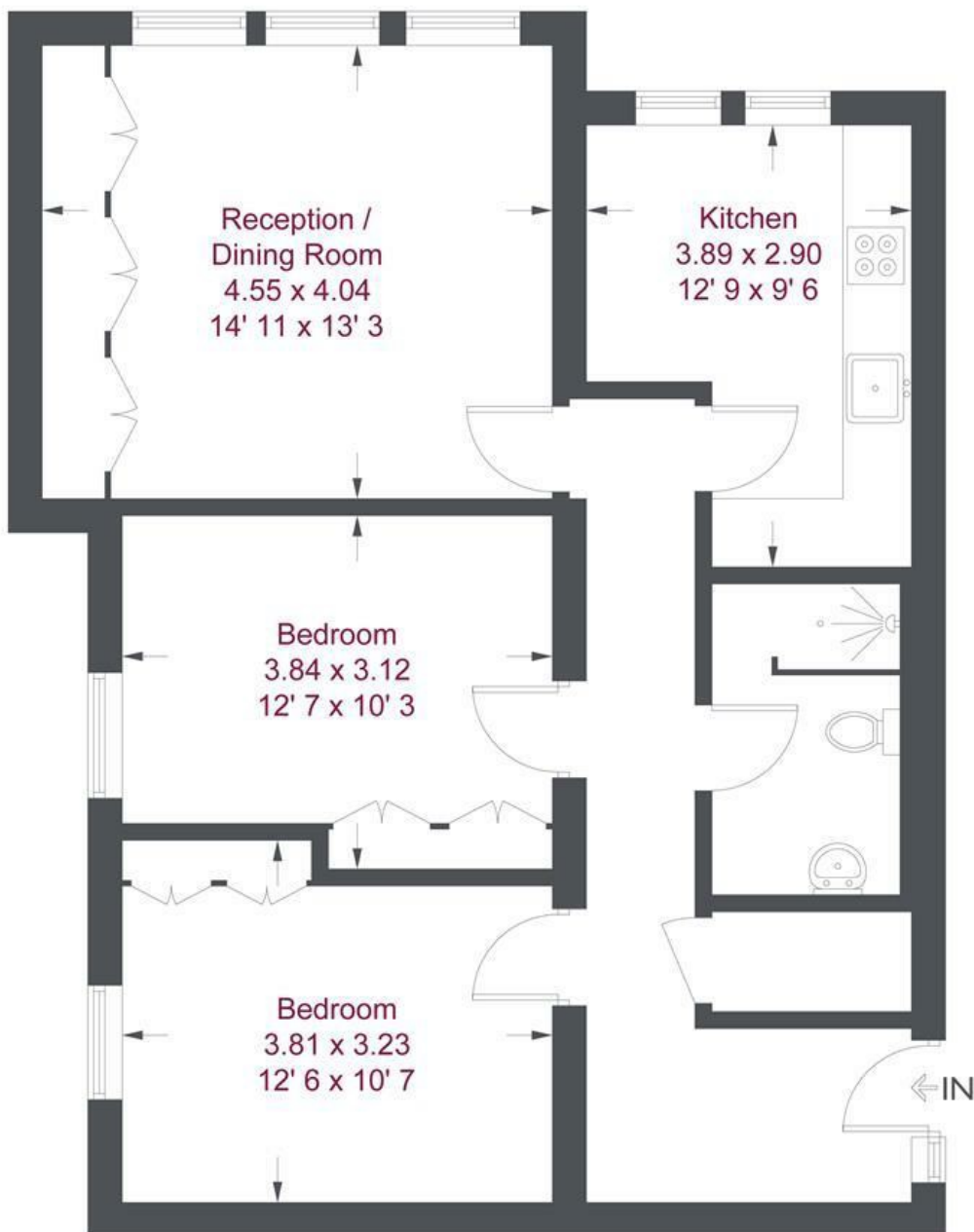


Chain Free



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

020 8788 6611



Second Floor

Cressy House

Approximate Gross Internal Area = 789 sq ft / 73.3 sq m

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

