



JAMES  
ANDERSON

St Marys Grove  
London SW13  
£435,000



## St Marys Grove London SW13

This charming two-bedroom flat offers a perfect blend of comfort and convenience. Spanning an impressive 646 square feet, this purpose-built residence is in excellent condition throughout, making it an ideal choice for both first-time buyers and those looking to downsize.

The flat features two spacious double bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom is designed for both functionality and style. One of the standout features of this property is the generous storage options available, ensuring that all your belongings can be neatly tucked away.

Residents will appreciate the communal gardens, which offer a lovely outdoor space to unwind and enjoy the fresh air. Additionally, the property benefits from a share of the freehold, providing a sense of ownership and stability. With no chain involved, this flat is ready for you to move in without delay.

St Marys Grove is a sought-after location, known for its friendly community and convenient access to local amenities. St Marys Grove offers excellent rail access to central London and strong bus links, plus easy access to large green spaces and riverside walks, making it well connected yet leafy and residential. Barnes railway station is just a 7-8 min walk with direct trains to London Waterloo (about 20-25 mins). Putney Bridge tube station is a 20-25 min walk with the District Line to central London.

Also, several local bus routes (including night buses) run within a few minutes' walk.

Tenure - Share of Freehold 125 Years Remaining

Service Charge - £2041 p.a.

EPC Rating - D

Council Tax Band - D



















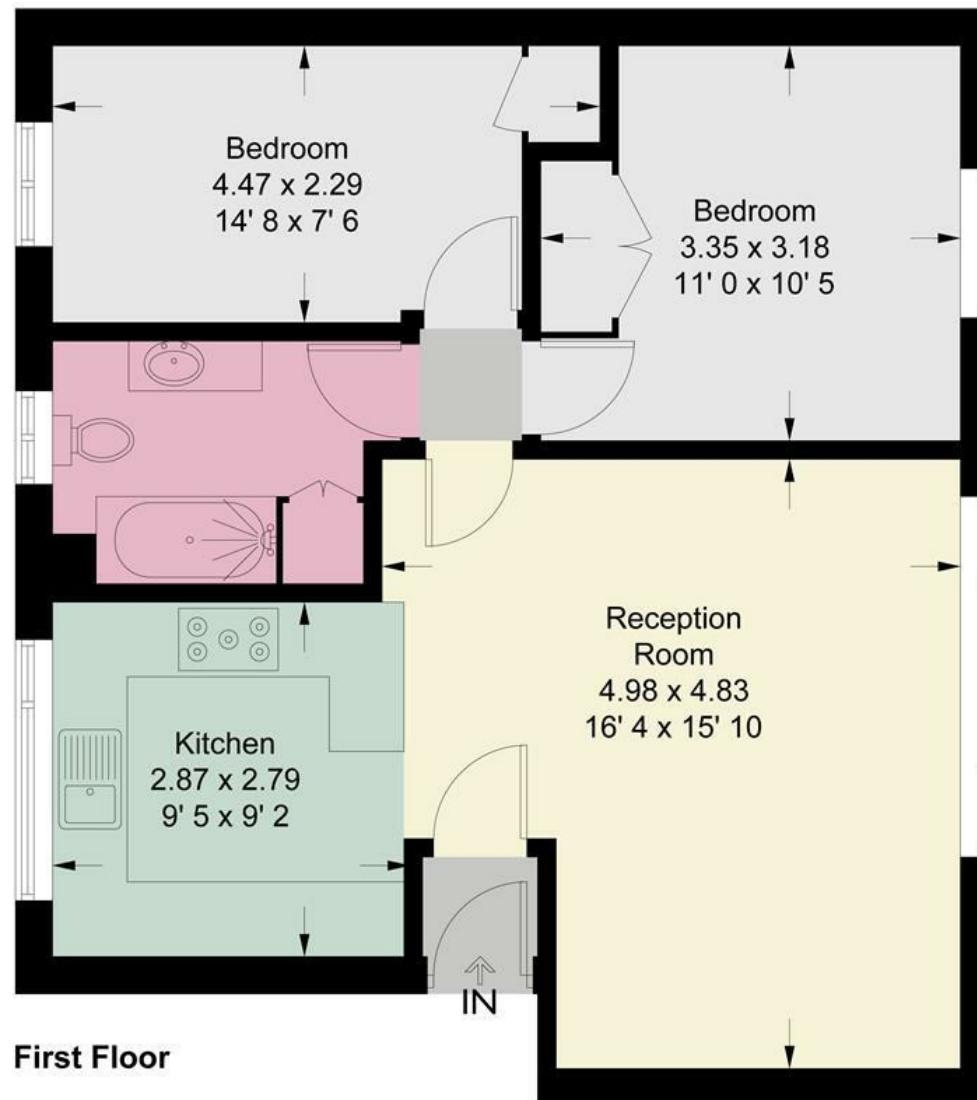
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Approximate Gross Internal Area = 646 sq ft / 60 sq m



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