



**JAMES
ANDERSON**



FOR SALE

£895,000

Barnes High Street, Barnes, SW13

Guide Price

Neatly situated in the heart of Barnes village and within moments of the River Thames is this fantastic modern two bedroom ground floor apartment with a superb open plan living space that is ideal for entertaining and has access out to a private terrace. The property benefits from an abundance of natural light and is decorated in light neutral tones throughout. The contemporary kitchen features stone worktops, a central island/breakfast bar and integrated appliances. To the rear is a large double bedroom with well-designed wardrobes and an en-suite bathroom complete with a separate shower. Alongside, is a guest's double bedroom with fitted wardrobes and a stylish shower room. The apartment also benefits from a useful utility room. There is also a secure parking space at the back of the property. The property is very well located in the heart of Barnes Village. There are an excellent range of shops, art galleries, boutiques, award winning restaurants and bars. The well-known duck pond, green and common and River Thames towpath are within a few minutes' walk from this property. There are excellent transport links at Barnes Station or Barnes Bridge Station offering a frequent service into Waterloo. There are also good bus services serving Putney and Richmond, all of which offer underground connections. Heathrow airport is easily accessible.



Two Double Bedrooms



Stylish Modern Shower & Bathrooms



Spacious Open Plan Living



Modern Kitchen With Integrated Appliances



EPC Rating C



Barnes Bridge Station



Outstanding Local Schools



Allocated Parking At The Rear



Heart Of Barnes Village

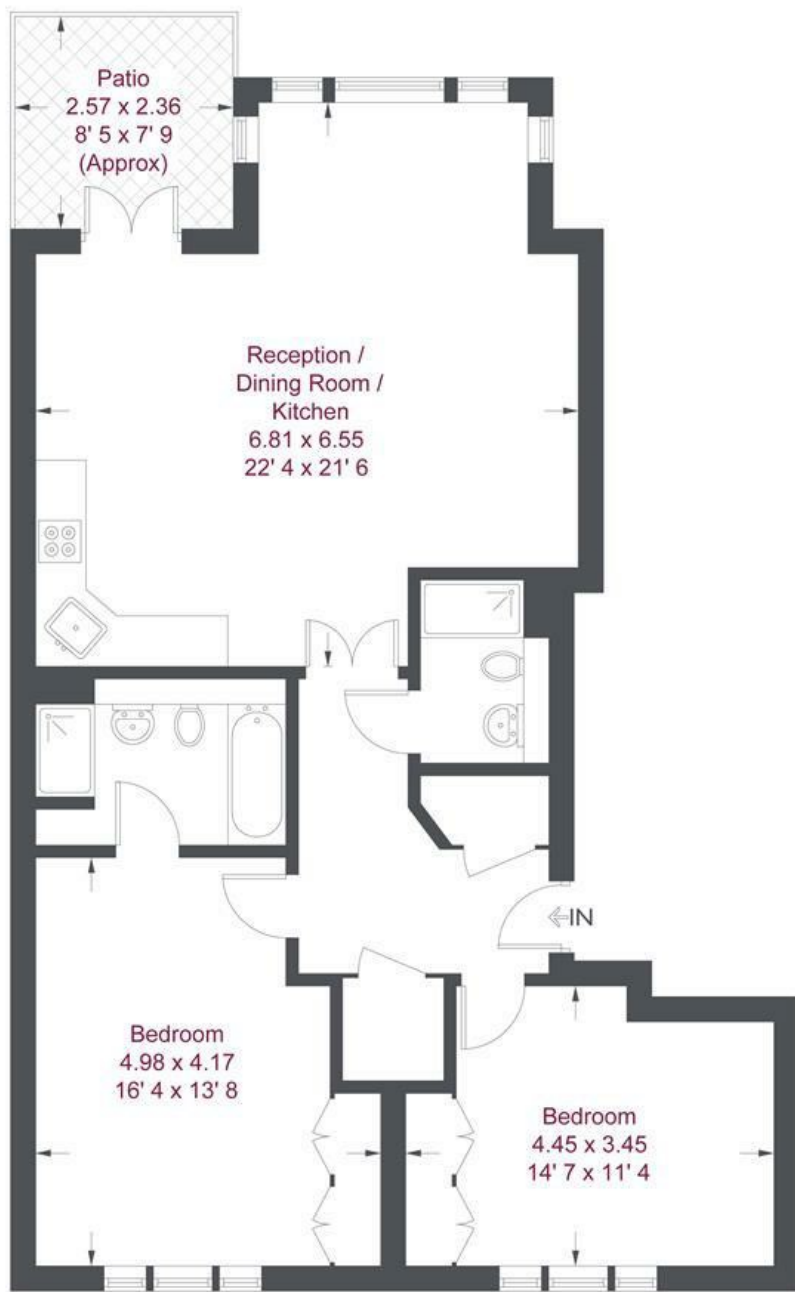


Modern Ground Floor Apartment



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

020 8876 0100



Ground Floor

Barnes High Street

Approximate Gross Internal Area = 987 sq ft / 91.7 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	82	82
England & Wales	EU Directive 2002/91/EC	

