



**JAMES  
ANDERSON**



## FOR SALE

**£500,000**

Essex Court, Barnes, SW13

Guide Price

A three bedroom, first floor, purpose built apartment neatly situated in the heart of Barnes village, just off the high street and close to the village pond, shops and transport links. The property is arranged to provide three generous bedrooms, a kitchen/breakfast room, bathroom and a spacious living/dining room that has access out to a large balcony. The property further benefits from double glazing, gas heating, a useful storage unit on the ground floor and is available for sale with no onward chain. The apartment is conveniently placed for Barnes Village with its variety shops, cafes, pubs and restaurants. Barnes and Barnes Bridge stations provide a service into Waterloo, whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School.

-  Three Bedrooms
-  Modern Bathroom
-  Spacious Reception Room
-  Kitchen/Breakfast Room
-  EPC Rating C / Council Tax D / Leasehold
-  Barnes/Barnes Bridge Stations
-  Excellent Local schools
-  Balcony Off Living Area
-  No Onward Chain
-  Purpose Built First Floor Apartment



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

020 8876 0100

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Approximate Gross Internal Area = 827 sq ft / 76.8 sq m



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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>			
(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	<b>80</b>	<b>80</b>

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