



Station Road

Barnes, SW13

Asking Price £625,000

This superb top floor apartment, with a west-facing roof terrace, is set within a prime central Barnes development, next to the pond. Boasting a bright and open-plan reception room with a fully-fitted kitchen and breakfast bar, an entrance hall with additional storage space, a bathroom with a bathtub and a shower and a large bedroom with fitted wardrobes. The Old Sorting Office is an iconic building, on Barnes Green, in the heart of the village. This property has gated parking with one allocated 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 pedestrians and cycles), which benefits from an underground network and further buses.

This property is in Conservation area CA1 Barnes Green.

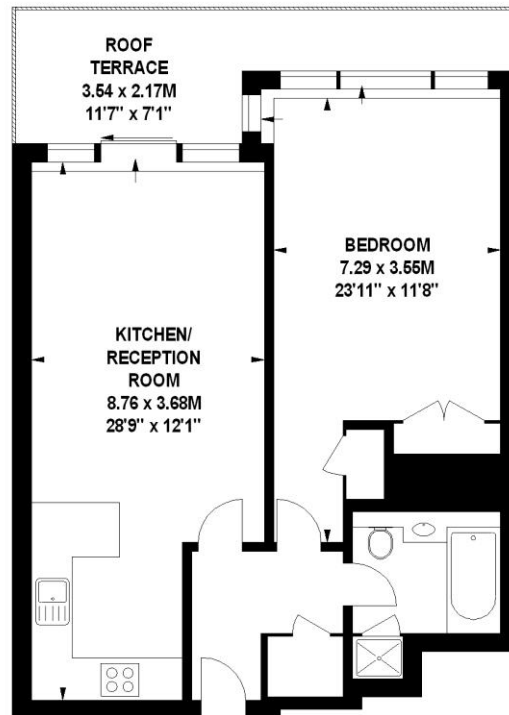
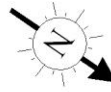
CHESTERTONS

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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.
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Tenure: Leasehold with 187 years remaining
Service Charge: Approximately £3,200 per annum
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		

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