50 ROCKS LANE, BARNES, SW13 0DA £499,950 LEASEHOLD

This fabulous 2 double bedroom apartment literally ticks every box in the current list of requirements – outside space, parking and a home office - it would make the perfect property for first-time buyers, downsizers or investors. Situated in Barnes Village with gorgeous open views over Barn Elms fields.

This is an absolutely delightful property and really must be seen to appreciate the space and the position.

- Two double bedrooms with fitted wardrobes
- Large living room with fireplace and open views.
- Semi-open plan modern kitchen with door to the private West facing balcony
- Bathroom with shower over the bath
- Brilliantly designed study area in the inner hallway.
- Incredibly useful secure storage cupboard on the ground floor, ideal for bikes and suitcases etc.
- Within a moment's walk of Barnes High Street, Barnes Pond and Barnes Station.

50 ROCKS LANE, BARNES, SW13 0DA

SUMMARY

- Purpose built 1st floor flat
- Two double bedrooms
- Living room
- Kitchen
- Bathroom
- Balcony
- Parking
- Storage
- Double glazed
- Central Barnes Village location

Guide Price - £499,950

THE PROPERTY

It's hard to find a sensibly priced home in central Barnes that offers great space and a prime village location. Well, this has both.

This is such a fabulous apartment, you certainly get a lot for your money and the list of positives is as long as your arm!

With 2 proper double bedrooms, spacious lounge with lovely feature fireplace, large kitchen with a west facing balcony, bathroom and the brilliantly thought out home office in the middle of the flat, together with off-street parking, secure private storage and a long lease, what more could you want?

The property may be ex-local authority, but with that comes a far more generous space than any modern flat would offer, this one is over 700 sq ft in total. With only 8 flats in the development, the communal parts are spotless and everyone takes great pride in the block. The secure entry system also gives you that peace of mind.

THE AREA

Rocks Lane runs from Barnes Village towards Barnes Station, and is flanked by Barnes Common on one side and Barn Elms Sports Ground on the other. The flat is only 10 minutes from the Thames Path and Wetlands Centre.

Barnes is the ultimate village within a city, and life long residents become misty-eyed about their childhood spent feeding the ducks on the pond.

For those 'Foodies' amongst us, every Saturday the Barnes Farmers Market offers award winning free range and organic products.

The Olympic Cinema in the village has a Dolby Atmos surround sound cinema, screening the latest releases with comfy, reclining seats where you can enjoy the movie with a bottle of wine, cup of coffee or a bag of popcorn.

Barnes village has a handful of small boutiques, as well as a local grocers, M&S Food Store, independent delis, a bookshop and some very fine restaurants.

Communications are excellent, with Barnes Station (Waterloo 20 mins) a short walk away, bus services to Richmond and Putney and easy access to the M3, M4 and M25.

TERMS

Local Authority:
Richmond Borough Council – Band D - £1958.66
2021/2022

Leasehold – The lease is currently in the process of being extended by 90 years which will create 179 years unexpired.

Service Charge – This varies depending on repairs to the building – estimated service charge for 2021-2022 is £1174.93 (£98 per month)

Ground Rent - £10 per annum included in Service Charges

There are no major works due to take place.

All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purposes.
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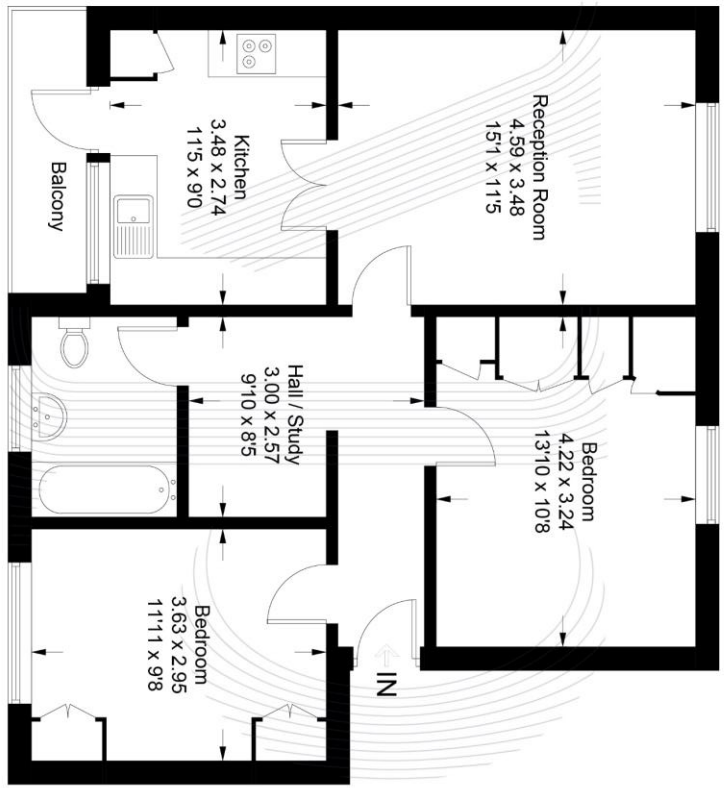
FLOORPLAN

Rocks Lane, London, SW13

Approximate Gross Internal Area = 68.4 sq m / 736 sq ft

First Floor



Nigel Slater
Hotpoint
FLAVEL

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STOP
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