



A really delightful modern 2 bedroom house situated in the very centre of Barnes Village.

If there was ever a benefit to increasing age, then this is it – the owners must be 55 or over to enjoy this wonderful home.

- House situated on a corner plot
- Two bedrooms with fitted wardrobes
- Living room with doors to the patio garden
- Semi open plan modern fitted kitchen with all appliances
- Guest w.c. on the ground floor
- First floor shower room
- Use of the private patio garden
- Within very easy walking distance to Barnes Pond, Barnes Village and Barnes and Barnes Bridge Stations.
- Private parking for residents and visitors

12 SHERIDAN PLACE, BROOKWOOD AVENUE, BARNES, SW13 0LH

SUMMARY

- Purpose built terraced house
- Two bedrooms
- Living room
- Modern semi-open plan kitchen
- Shower Room
- Guest cloakroom
- Use of the patio garden
- Private parking for residents and visitors
- Central Barnes Village location

Guide Price - £575,000

Leasehold - 94 Years Unexpired

Ground Rent - £50 per annum

Service Charge - £302.76 per calendar month (includes a contribution to a sinking fund for any major works)

THE PROPERTY

Tucked away in a quiet cul-de-sac moments from Barnes Pond, this is a beautiful home that has been refurbished over recent years to provide easy and well thought out accommodation in what has to be one of the most convenient and peaceful spots in SW13.

The house is set inside the secure, gated entrance and has a hall with guest cloakroom, lovely semi-open plan kitchen with dishwasher, washing machine, induction hob, double oven and fridge/freezer.

The lovely light and bright living/dining room has a double door set which leads to the use of the west facing patio garden.

Upstairs there is a modern shower room and 2 lovely bedrooms both with ample fitted wardrobes.

The garden is exceptionally private and not overlooked at all, it's west facing and backs on to the babbling Beverley Brook.

THE AREA

Sheridan Place is a quiet cul-de-sac that runs perpendicular to Station Road.

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 E -
£2287.56 2020/2021

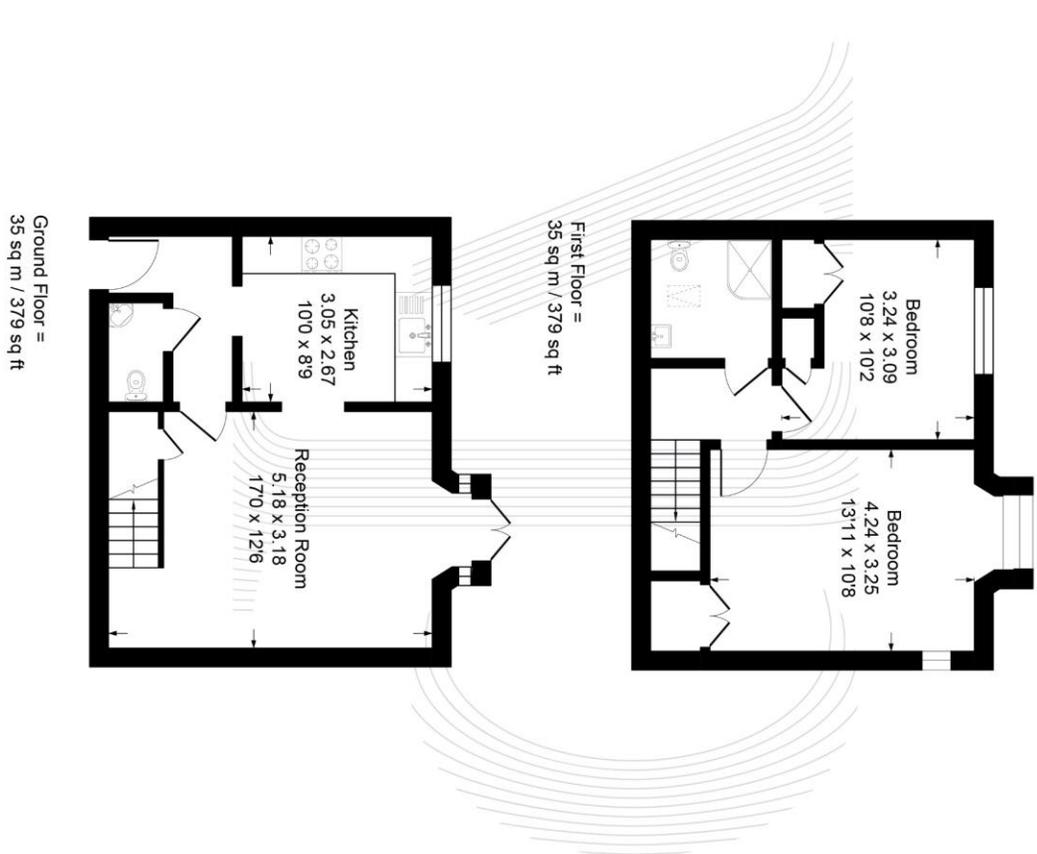
Service charges : 2021/2022 £319.48 per
calendar month which includes a
contribution to the sinking fund for any
major works.

Ground Rent : £50 per annum

Lease : 94 years unexpired.

Freeholder : Anchor Hanover

FLOORPLAN



All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purposes.
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Sheridan Place, London, SW13
APPROXIMATE GROSS INTERNAL AREA = 70 SQ M / 758 SQ FT











