



Flat, Queens Court, Queens Ride, Barnes

**£499,999**

### **Summary**

Brinkley's Estate Agents are delighted to offer this beautifully presented top floor two double bedroom purpose built apartment with gas central heating, double glazing and balcony. Additional features include landscaped communal gardens, residents parking and share of freehold.

149 Arthur Road, Wimbledon Park, SW19 8AB  
168 Putney High Street, Putney, SW15 1RS  
120 Wimbledon Hill Road, Wimbledon, SW19 7QU

T: 020 8879 3718  
T: 020 8785 3652  
T: 020 8944 2918



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



Situated conveniently for Barnes station with its services into London Waterloo, local bus routes from the Upper Richmond Road and Putney, Barnes and Richmond town centres. Recreational pursuits include Barnes Common, Richmond Park and The River Thames.



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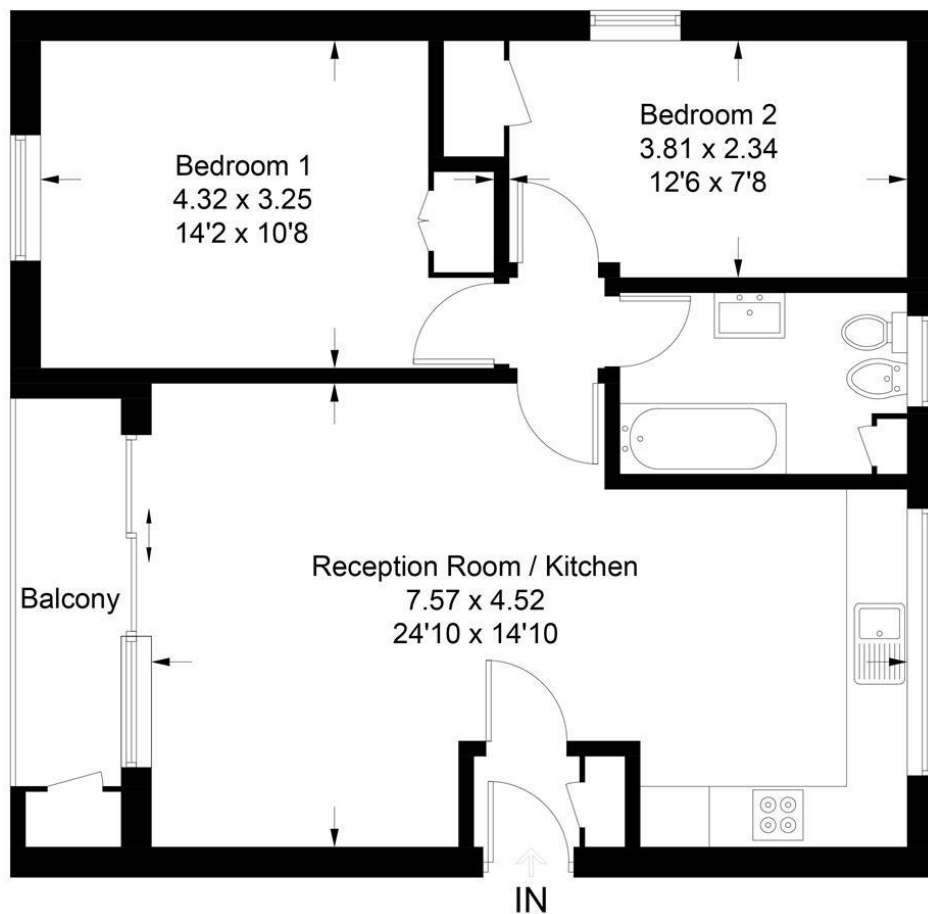


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**Queens Ride, SW13**

Approximate Gross Internal Area = 64 sq m / 689 sq ft  
(Excluding External Cupboard)



**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID438589)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
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