



**JAMES  
ANDERSON**



## TO LET

Tudor Gardens, Barnes, SW13

## £4,750 Per Month

Per Month

Exceptional, refurbished and extended period family home located on a quiet residential road Barnes. This stunning, end-terrace property is one of the finest houses in the area and provides superb, modern and light accommodation arranged over three floors. Careful thought and consideration has gone into the décor and design of this stunning home. The ground floor has been re-modelled and offers a spacious (enlarged) living room, cloakroom, and an impressive, extended kitchen/dining/family room, fitted with integrated appliances, an island and bi-folding doors leading out to the garden. The first floor comprises two double bedrooms, a study and a stylish family bathroom. A superb, spacious and light double bedroom with a stylish shower room are located on the second floor. The attractive rear garden is another lovely feature, and offers a modern contemporary feel. Close to outstanding schools and conveniently placed for the shops and amenities of White Hart Lane and Barnes Village. Barnes and Barnes Bridge stations are both within walking distance.



Three Double Bedrooms



Two Bathrooms



Bright Reception Room



Stunning Kitchen Diner



EPC D / Council Tax F / Deposit 5,480.77



Barnes Station



Outstanding Local Schools



White Hart Lane



Study



Minimum Term 12 Months / Holding Deposit 1,096.15



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

0208 878 8688



## Tudor Gardens

Approximate Gross Internal Area = 1334 sq ft / 124 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 14 sq ft / 1.3 sq m

Total = 1348 sq ft / 125.3 sq m

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

