



**JAMES
ANDERSON**



TO LET

Station Road, Barnes, SW13

£2,750 Per Month

Per Month

A wonderfully light and spacious apartment that has recently been refurbished to a high standard throughout. The property is on the ground floor of an attractive block in the heart of Barnes Village, just off Station Road. This lovely home provides an abundance of charm and is arranged to provide two double bedrooms, a spacious reception room with garden views, a modern fitted kitchen/dining room and a new modern bathroom. The amenities of the village are virtually on your doorstep and for the commuter both Barnes and Barnes Bridge stations are a short walk and local bus services provide a 10 minute hop to Hammersmith Bridge.



Two Double Bedrooms



Immaculate Bathroom



12 Month Minimum Term / £600 Holding Deposit



Eat in Kitchen



EPC C / Council Tax D / Deposit £3,000



Barnes and Barnes Bridge Station



St Osmunds School



Heart of Barnes



Wood Flooring



Large Reception



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

0208 878 8688

Essex Court, Station Road, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 742 SQ FT 68.9 SQ METRES (EXCLUDES STORAGE)



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 71 | 75 |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | EU Directive 2002/91/EC | | |

