



**JAMES  
ANDERSON**



## TO LET

Orchard Court, Barnes, SW13

## £1,850 Per Calendar

Per Calendar Month

A bright and spacious two double bedroom apartment situated in a desirable area of Barnes. The property has been recently refurbished offering wooden flooring throughout and light neutral decor. The eat in kitchen complete with appliances has access out to a private balcony, there is a spacious reception room, two double bedrooms and a modern family bathroom. The property also benefits from communal gardens, off street parking and a storage cupboard separate to the apartment.



Two Double Bedrooms



Modern Bathroom



Spacious Reception



Fitted Kitchen



EPC Rating D / Council Tax D / Deposit £2,134.61



Barnes Station



St Osmund's School



Barnes Village



Private Balcony

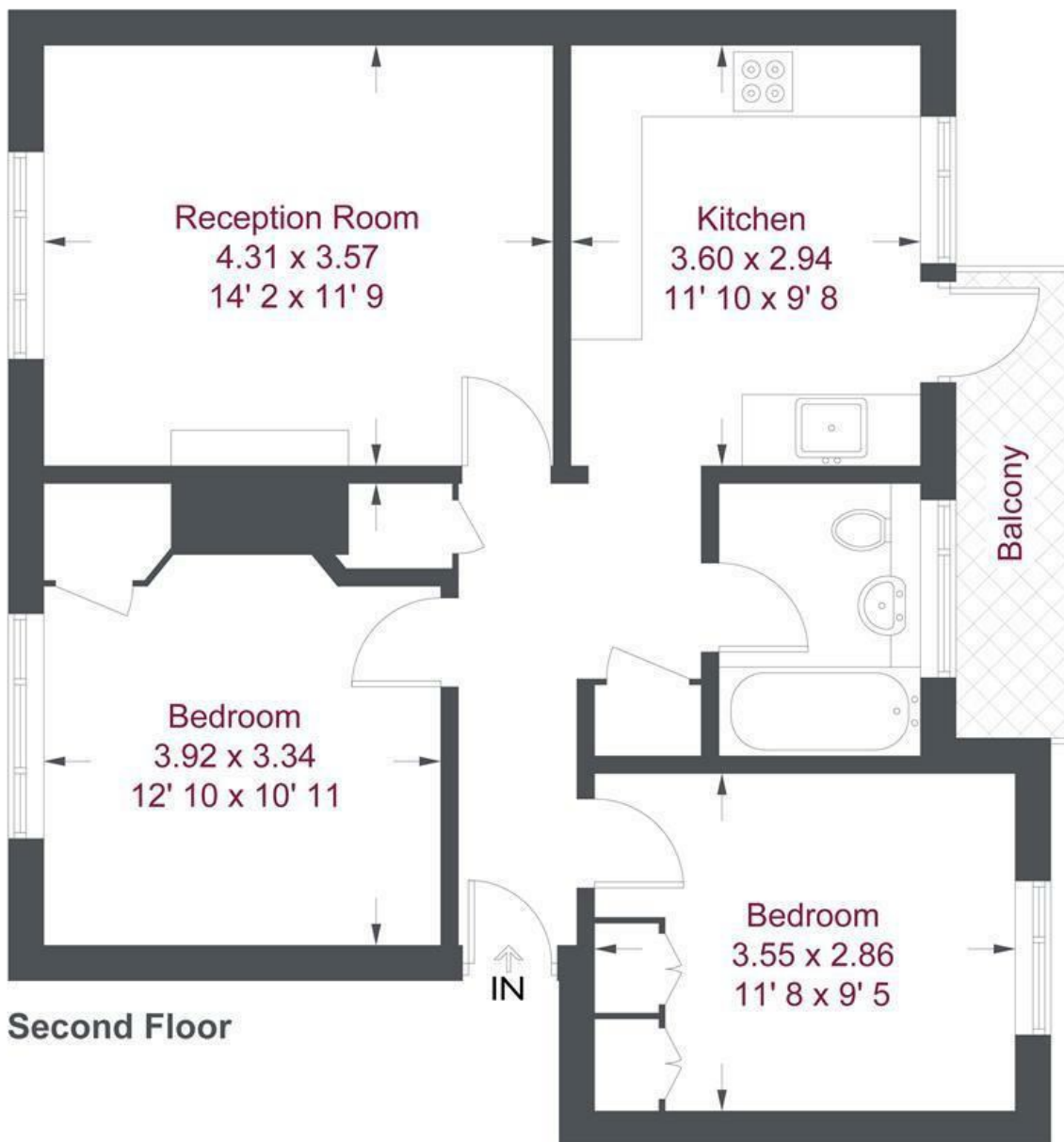


Minimum Term 12 Months /



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

0208 878 8688



## Orchard Court

Approximate Gross Internal Area = 696 sq ft / 64.7 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	67
(39-54) <b>E</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 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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

