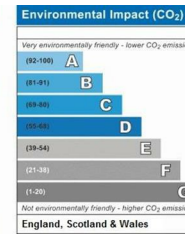




**JAMES  
ANDERSON**



# TO LET

30 Barnes High Street, Barnes, SW13

# £2,100 Per Month

Per Month

This stunning property provides two double bedrooms, two bathrooms and a wonderful open plan reception/diner with fully fitted kitchen. The property is enhanced by a private terrace and located in the heart of Barnes Village, moments from the pond.

- Two Double Bedrooms
- Two Bathrooms
- Open Plan Living
- Modern Kitchen
- EPC Rating B

- Barnes Bridge Station
- Outstanding Local Schools
- Heart of Barnes
- Barnes Pond
- Private Terrace

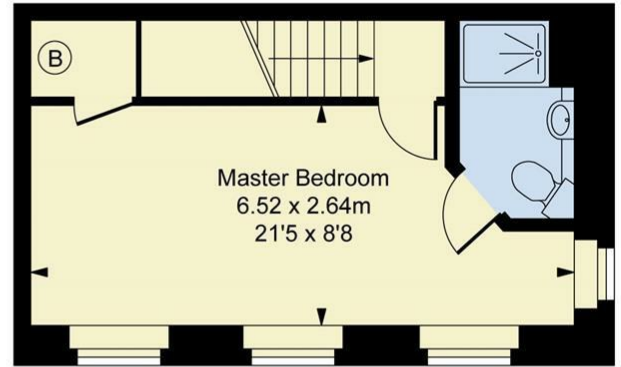
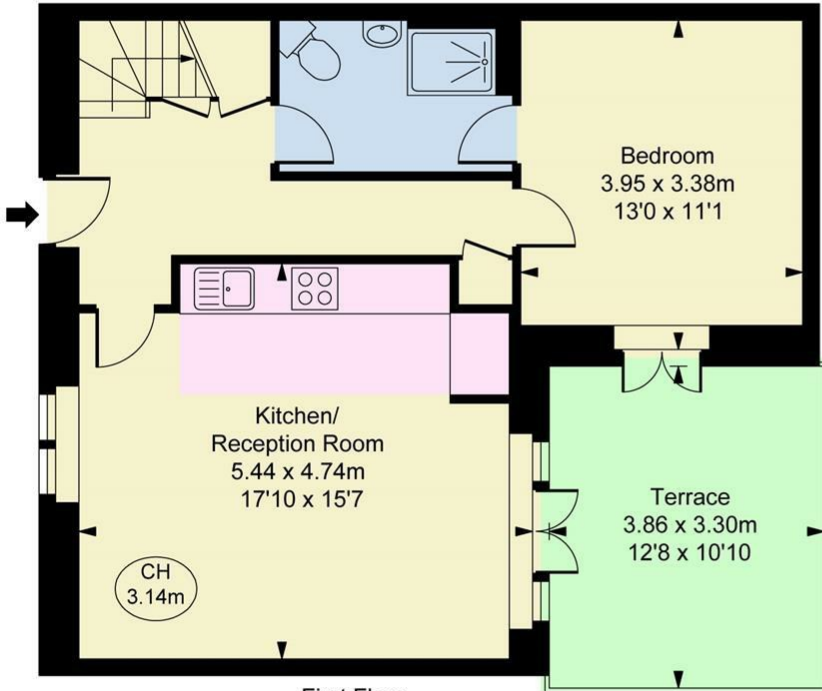




# Barnes High Street, SW13

Approximate Gross Internal Area  
77.51 sq m / 834 sq ft

( CH = Ceiling Heights )



**First Floor**  
Approximate Gross Internal Area  
53.65 sq m / 577 sq ft

**Second Floor**  
Approximate Gross Internal Area  
23.86 sq m / 257 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
© Fulham Performance

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>		
(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	

