



**JAMES
ANDERSON**



TO LET

Westfields Avenue, Barnes, SW13

£3,500 Per Month

Per Month

A stunning two bedroom cottage located moments from Barnes Primary School. This spectacular home has been comprehensively refurbished to provide stylish, modern living. The property comprises of a bright and spacious living room, brand new kitchen opening up to a dining area which has a patio doors leading onto a easy to maintain, private garden. The first floor consists of a large double bedroom with ample built in wardrobes, second double bedroom and a modern bathroom. Westfields Avenue is a popular road that is conveniently placed for the amenities of White Hart Lane and Barnes village.



Two Double Bedrooms



Stunning Bathroom



Two Receptions



Modern Kitchen



EPC D / Council Tax F / Deposit £4,038.46



Barnes Bridge Station



Barnes Primary School



Great Transport Links



Private Garden



12 Month Minimum Term / Holding Deposit £804.69

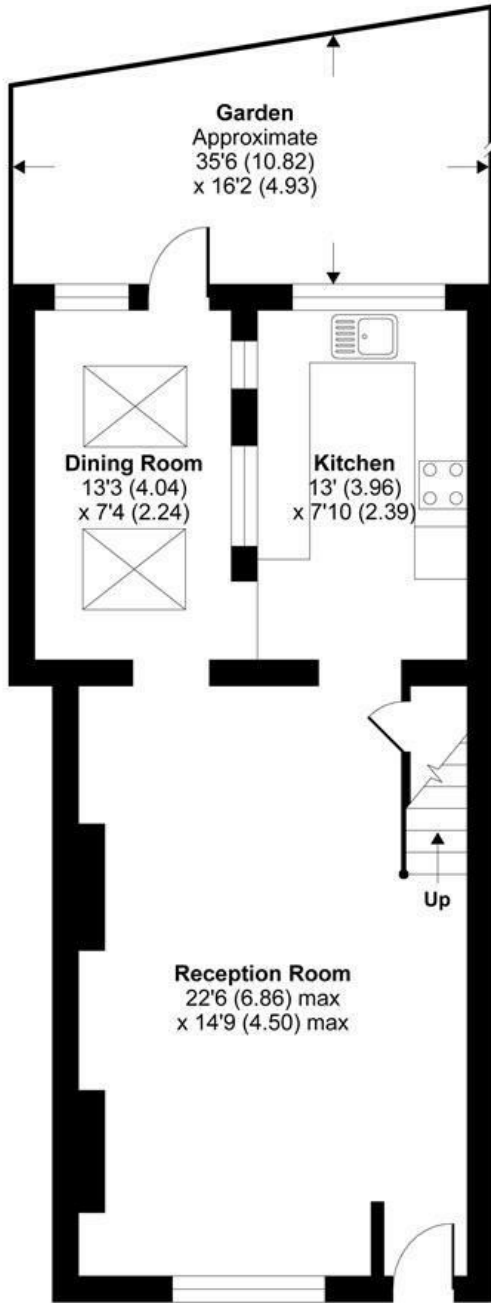


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

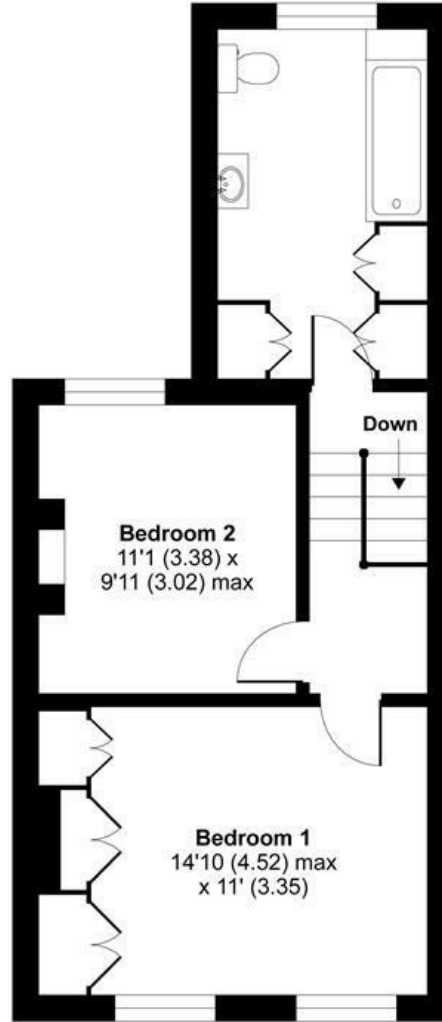
0208 878 8688

Westfields Avenue, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 1016 SQ FT 94.3 SQ METRES



GROUND FLOOR



FIRST 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 | | |
| 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 | |

