



**JAMES
ANDERSON**








TO LET






Clavering Avenue, Barnes, SW13

£4,900 Per Month

Per Month

A beautifully presented family house that provides an exceptional feeling of natural light and space. This fabulous, semi-detached, house is located in a highly regarded location, convenient for the amenities of Castelnau with both Hammersmith and Barnes village being within reach. The accommodation is arranged to provide two reception rooms, a large kitchen/diner, a useful utility room, guest cloakroom, a double bedroom with ensuite, three further double bedrooms and a luxury family bathroom. The property benefits from a courtyard and a separate south facing garden.

-  Four Double Bedrooms
-  Two Bathrooms
-  Two Reception Rooms
-  Open Plan Kitchen Dinner
-  Semi Detached House

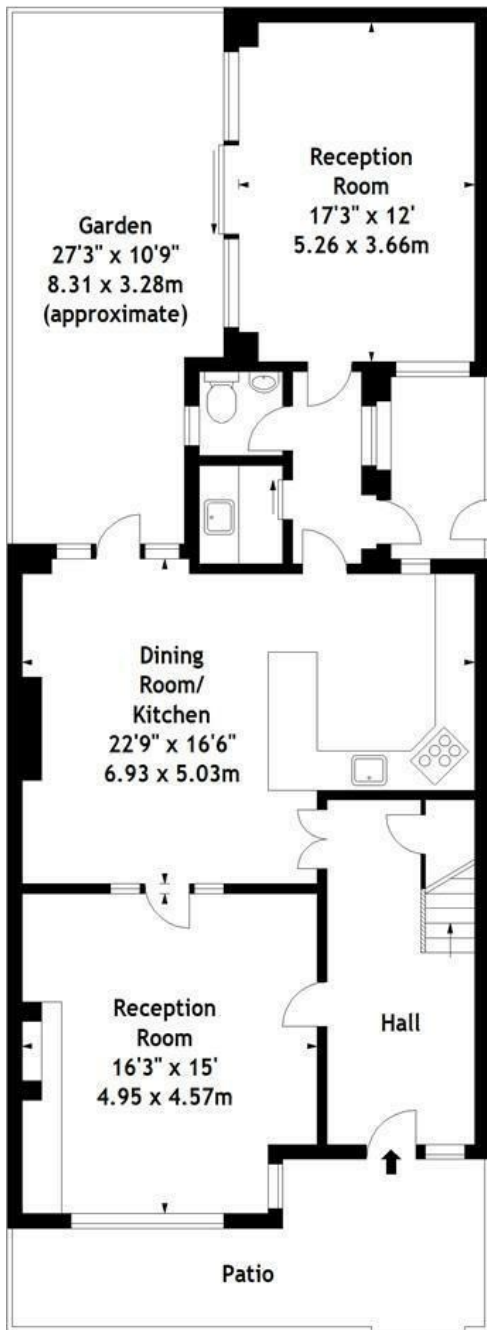
-  Close to Hammersmith Station
-  St Pauls School
-  Barnes Village
-  Over 2200 Square foot
-  Council Tax Band G (£3369)



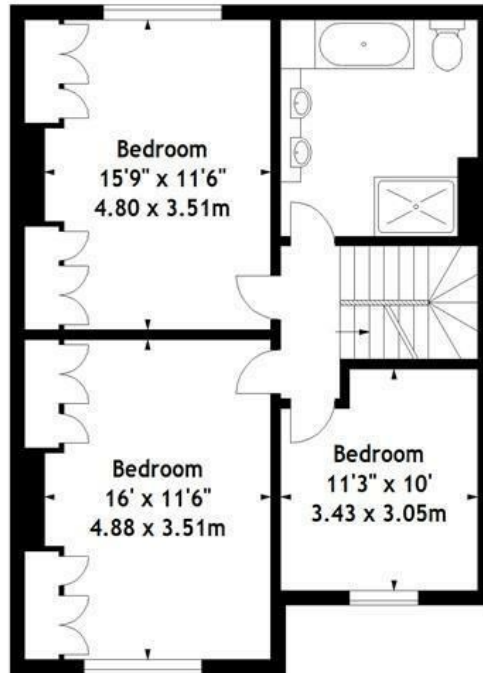
OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

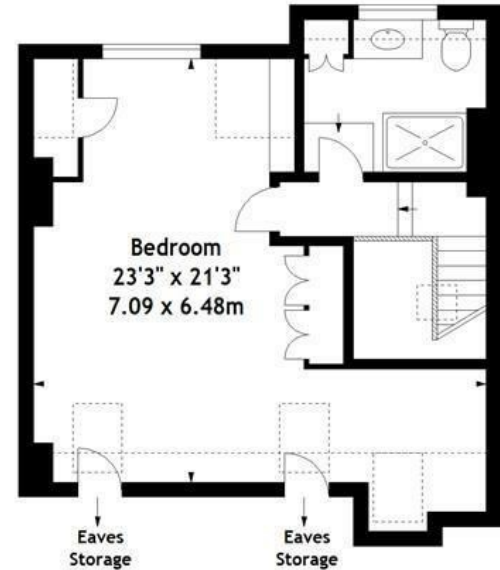
Clavering Avenue, SW13
 Approx. Gross Internal Area
 2249 Sq Ft - 208.93 Sq M



Ground Floor



First Floor



Second Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.
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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		59	76
(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		56	57
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

