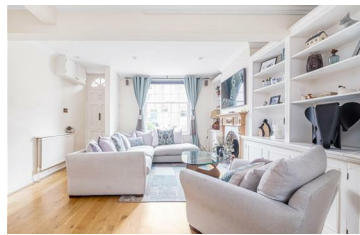




**JAMES  
ANDERSON**








## TO LET






Archway Street, Barnes, SW13

## £2,750 Per Month

Per Month

Located in the heart of Little Chelsea presents a beautiful two bedroom cottage which offers very spacious accommodation comprising of a living room with wooden floors, a large and bright eat-in kitchen leading into a sunny conservatory with double doors opening onto a secluded patio garden. Upstairs, there are two double bedrooms, both with ample built-in storage and a family bathroom with a separate shower cubical. Just a short walk away is Barnes Bridge Station which offers a regular service into Waterloo.

-  Two Double Bedrooms
-  Modern Bathroom
-  Double Reception Room
-  Eat in Kitchen
-  EPC Rating D

-  Barnes Bridge Station
-  Barnes Primary School
-  Little Chelsea
-  White Hart Lane
-  River Thames



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

0208 878 8688

# Archway Street

Approximate Gross Internal Area = 1039 sq ft / 96.5 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 2 sq ft / 0.2 sq m

Total = 1041 sq ft / 96.7 sq m



**JAMES ANDERSON**



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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>			<b>77</b>
(55-68) <b>D</b>	<b>62</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>			<b>72</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>55</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		

