



JAMES  
ANDERSON



## TO LET

Barnes High Street, Barnes, SW13

**£2,100 Per Month**

Per Month

Presented to the market is a spacious and bright two bedroom split level apartment overlooking the river Thames. The property offers a well proportioned lounge with period features and stunning views and an eat in kitchen complete with appliances. There are two double bedrooms and a spacious family bathroom. This property is ideally situated for Barnes shops and cafes and is only a short walk from Barnes bridge station.



Two bedrooms



River views



Large Reception Room



Period features



EPC D / Council Tax D / £2,423.07 Deposit



Split level



Village location



Kitchen with appliances



Close to Barnes station



12 Month Minimum Term / Holding Deposit £484.62



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

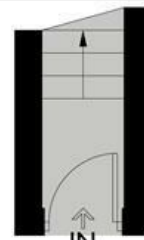
0208 878 8688

# Barnes High Street

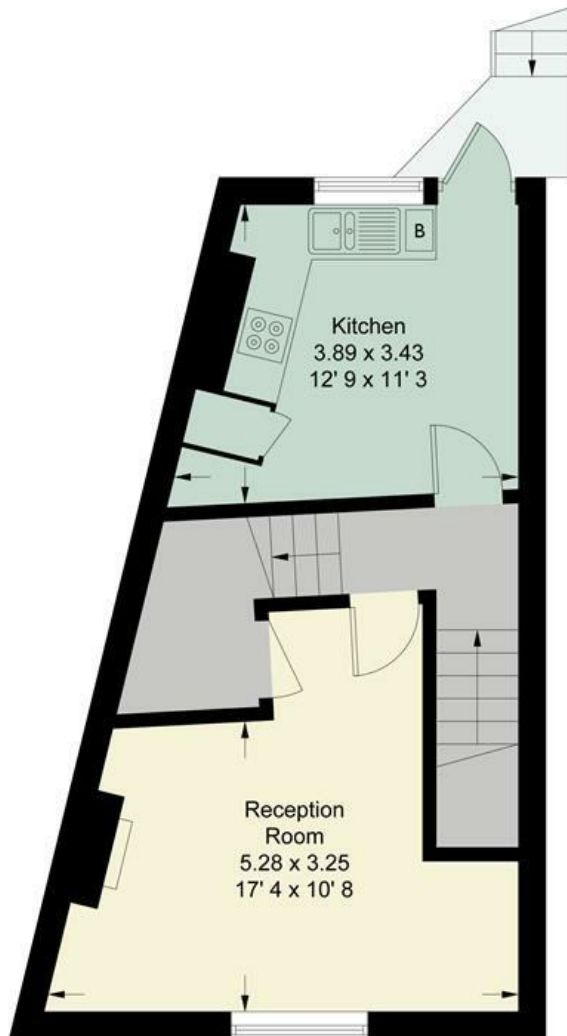
Approximate Gross Internal Area = 824 sq ft / 76.6 sq m



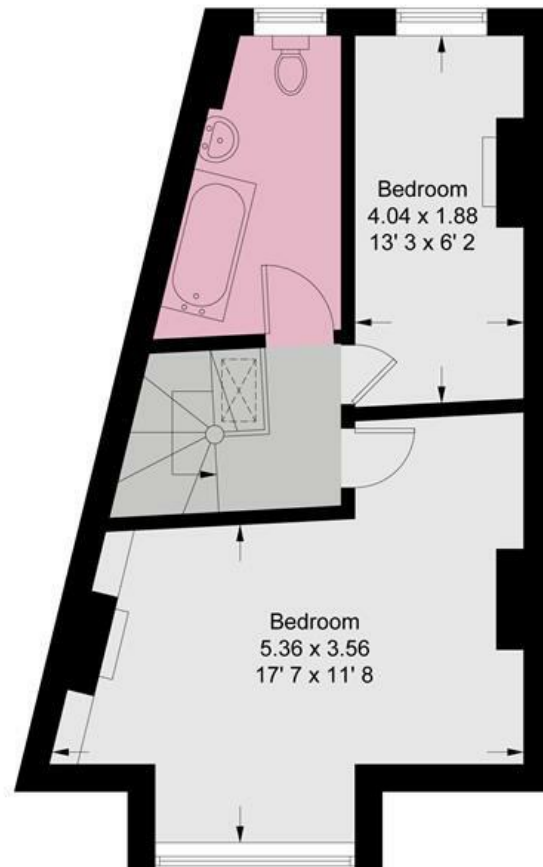
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**Ground Floor**  
22 sq ft / 2.1 sq m



**First Floor**  
406 sq ft / 37.7 sq m



**Second Floor**  
396 sq ft / 36.8 sq m

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>                            |                         |           |
| (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 |                         |           |
|                                             | 64                      | 74        |
| <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 |           |

