



**JAMES
ANDERSON**



TO LET

Westwood Road, Barnes, SW13

£3,500 Per Month

Per Month

A Stunning family home in a quiet cul-de-sac opposite Barnes Common just a short walk from Barnes Train Station. This house is arranged over three floors and benefits from a magnificent, bright and spacious kitchen with bi-folding doors leading out to a landscaped south west facing garden. The accommodation comprises of a double through reception room, kitchen, utility room, downstairs WC, master bedroom with a walk in wardrobe, large second bedroom, family bathroom, further double bedroom with an en-suite shower room.



Three Double Bedrooms



Beautiful Kitchen/ Dining Room



Two Bathrooms



South West Facing Garden



EPC Rating D



Quiet Cul-de-sac



Close To Barnes Common



Great Transport Links

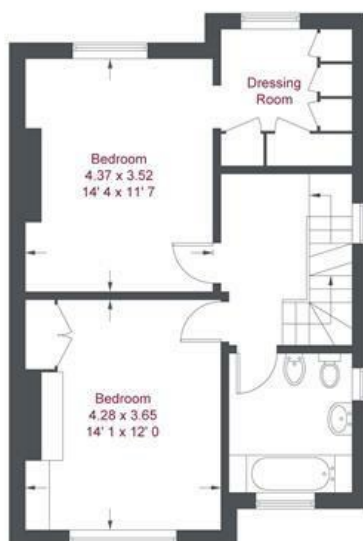


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

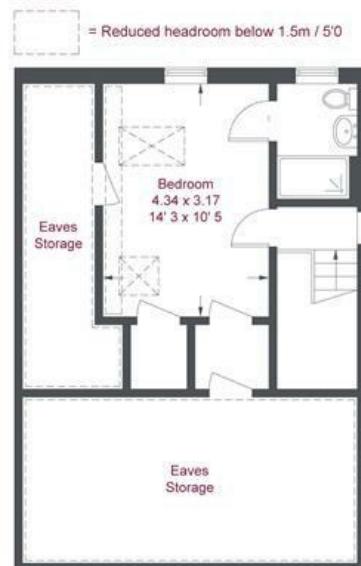
0208 878 8688



Ground Floor
805 sq ft / 74.8 sq m



First Floor
574 sq ft / 53.3 sq m



Second Floor
602 sq ft / 55.9 sq m
(Including Reduced Headroom / Eaves Storage)

Westwood Road

Approximate Gross Internal Area = 1687 sq ft / 156.7 sq m
(Excluding Reduced Headroom / Eaves Storage)

Reduced Headroom / Eaves Storage = 294 sq ft / 27.3 sq m

Total = 1981 sq ft / 184 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) 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		
	45	69
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		
	37	59
England & Wales	EU Directive 2002/91/EC	

