



**JAMES  
ANDERSON**



## TO LET

Rocks Lane, Barnes, SW13

## £2,000 Per Month

Per Month

Well presented, spilt level two bedroom conversion apartment located close to local shops and excellent transport links. The property comprises of a bright reception room with doors leading onto a private balcony which over looks Barnes playing field. This top floor apartment offers two good size double bedrooms, modern kitchen and fully tiled bathroom. The property is neutrally decorated and in good condition throughout. Barnes Station is a short walk from Rocks Lane, while the amenities of Barnes High Street are also nearby.



Two Double Bedrooms



Modern Bathroom



Spacious Reception



Fitted Kitchen



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



Barnes Station



St Osmonds School



Barnes Wetlands



Balcony



12 Month Minimum Term / £484.61 Holding Deposit



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

0208 878 8688

# Rocks Lane

Approximate Gross Internal Area = 725 sq ft / 67.4 sq m



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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>		55	67
(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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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