



JAMES  
ANDERSON



## TO LET

**£2,000**

Elm Bank Mansions, Barnes, SW13

SHORT LET A beautifully presented one bedroom apartment neatly positioned opposite the River Thames and close to Barnes Bridge. Located on the ground floor of this highly regarded and attractive Edwardian mansion block, the accommodation comprises a spacious entrance hall, a well appointed kitchen, a modern, light bathroom with a shower over the bath, a large double bedroom with attractive bay window and a charming bay fronted reception room that leads from the kitchen. The property is enhanced by wooden flooring and other period features including high ceilings and sash windows. The flat further benefits from ample storage throughout, Elm Bank Mansions is located moments from the amenities of Barnes Village and White Hart Lane. For the commuter Barnes Bridge station is a short walk away, while close proximity of both the M3 and M4 motorways makes access to the South and West very easy.



One Double Bedroom



Modern Bathroom



Bay Fronted Living Room



Modern Kitchen



EPC Rating D/Council Tax Band D/ Deposit £2,653.84



Barnes Bridge Station



Excellent Local Schools



Attractive Mansion Block Apartment



Short Let

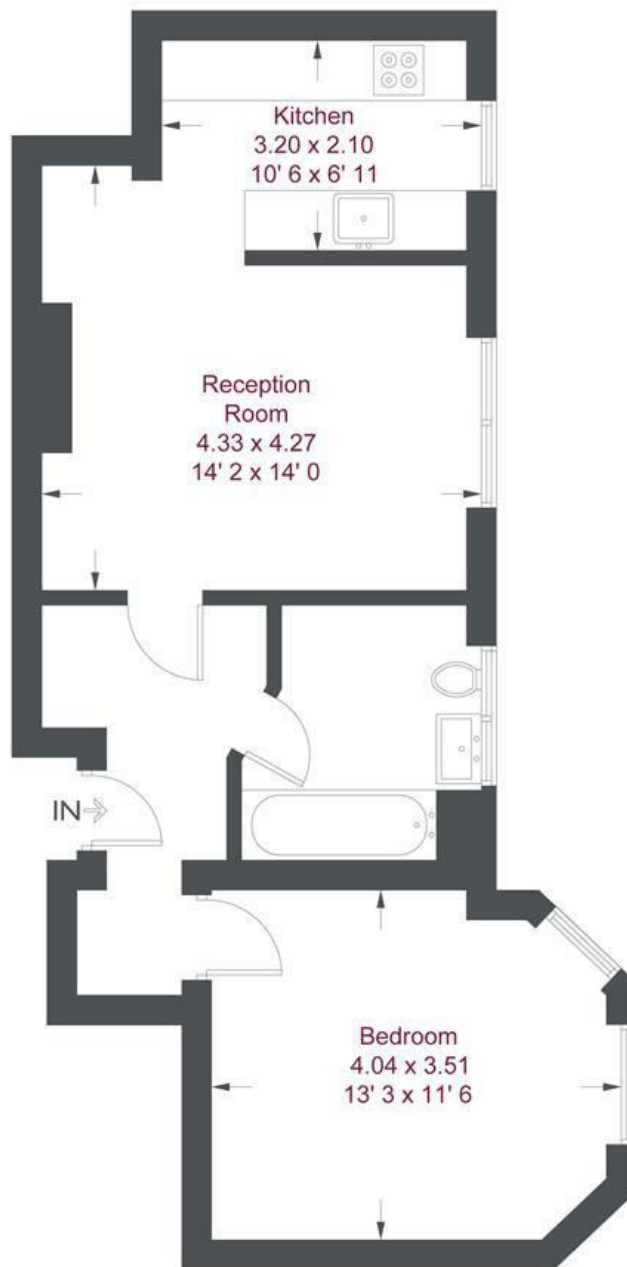


Holding Deposit £530.76 / Minimum Term 3 Months



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

0208 878 8688



Ground Floor

### Elm Bank Mansions

Approximate Gross Internal Area = 526 sq ft / 48.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>79</b>
(55-68) <b>D</b>		
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