



**JAMES
ANDERSON**



TO LET

The Elms, Barnes, SW13

£3,000 Per Month

Per Month

A beautifully presented modern three-bedroom mid-terrace house, ideally situated within a private gated cul-de-sac in the sought-after area of Barnes.

The ground floor features a fully fitted contemporary kitchen and a spacious open-plan living and dining area, with direct access to a private rear garden - ideal for both relaxing and entertaining.

On the first floor, there is a generous double bedroom with an en-suite bathroom, along with an additional reception room offering flexible living space, perfect as a family room, home office, or fourth bedroom if required.

The top floor comprises two further well-proportioned double bedrooms, both benefiting from ample built-in storage, as well as a newly fitted modern family bathroom.

Presented in beautiful condition throughout, this superb home further benefits from off-street parking and a separate garage, offering an excellent combination of style, comfort, and practicality in a highly desirable Barnes location.



2 Double Bedrooms



2 Bathrooms and Separate WC



Two Reception Rooms



Large Eat in Kitchen



EPC Rating D



Barnes Station



East Sheen Primary



Vine Road



Patio Garden



Council Tax Band F (£2920)



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

0208 878 8688

The Elms, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 1208 SQ FT 112.2 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
England & Wales	EU Directive 2002/91/EC		

