



JAMES  
ANDERSON



## TO LET

The Elms, Barnes, SW13

**£3,000 Per Month**

Per Month

A modern two bedroom end of terrace house in Barnes located within a private gated Cul-de-Sac. The ground floor offers a fully fitted modern kitchen/dining room with additional conservatory to the rear. The first floor offers a large living space and modern shower room with an abundance of natural light and wooden flooring. The top floor offers two generous double bedrooms with ample built in storage space in addition to a newly fully fitted modern bathroom. The property has been beautifully renovated throughout and offers a private well kept garden, off-street parking and a separate garage.

Deposit Required £3461.53

Minimum Term: 6 months

Holding Deposit: £692.30



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)

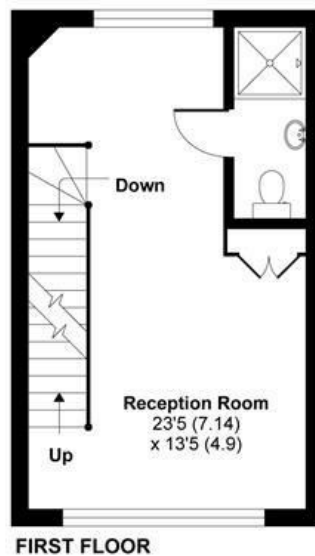
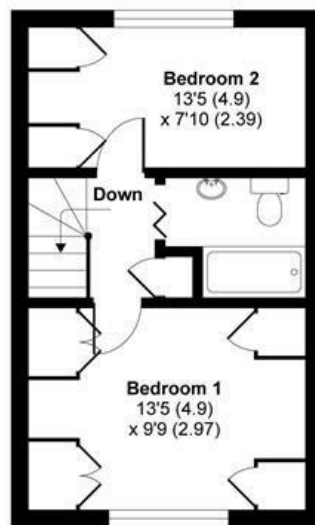
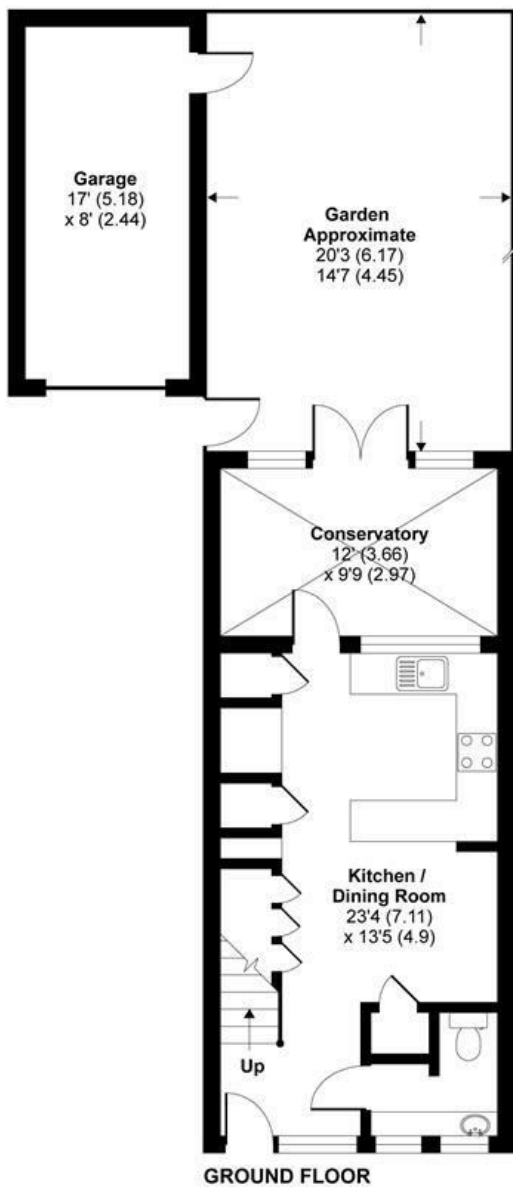


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

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) <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		
England & Wales		
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	