



**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.

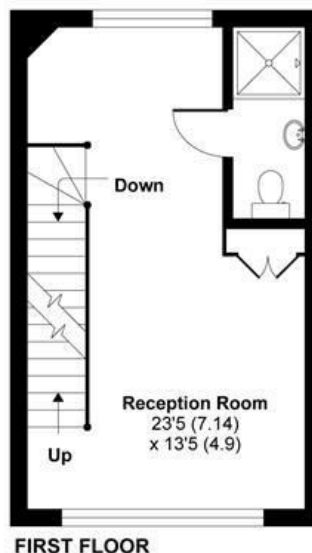
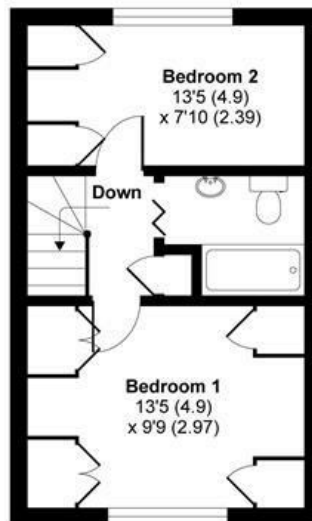
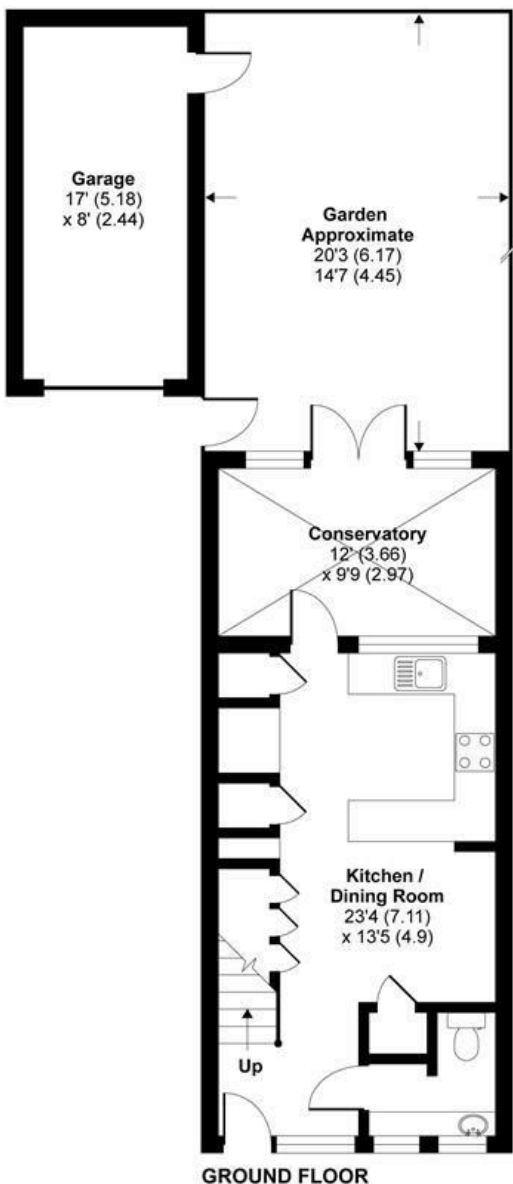
Deposit Required £3461.53
Minimum Term: 6 months
Holding Deposit: £692.30

-  2 Double Bedrooms
-  Barnes Station
-  2 Bathrooms and Seperate WC
-  East Sheen Primary
-  Two Reception Rooms
-  Vine Road
-  Large Eat in Kitchen
-  Patio Garden
-  EPC Rating D
-  Council Tax Band F (£2920)



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			
(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	

