



**JAMES  
ANDERSON**



## TO LET

Railway Side, Barnes, SW13

## £2,000 Per Month

Per Month

Modern two bedroom ground floor apartment, located in the popular Little Chelsea area of Barnes. The flat comprises an entrance hall leading to a bright living room, two double bedrooms, a white bathroom suite, and a modern kitchen complete with appliances leading out onto a private courtyard garden. Little Chelsea is conveniently located for rail links from Barnes Bridge and Mortlake Station as well as the outstanding rated Barnes Primary School.



Two Double Bedrooms



Modern Bathroom



Bright Reception Room



Open Plan Kitchen



EPC Rating C / Council Tax C / Deposit £2,307.69



Barnes Bridge Station



Barnes Primary School



White Hart Lane



Private Garden



12 Month Minimum Term | Holding Deposit £461.54

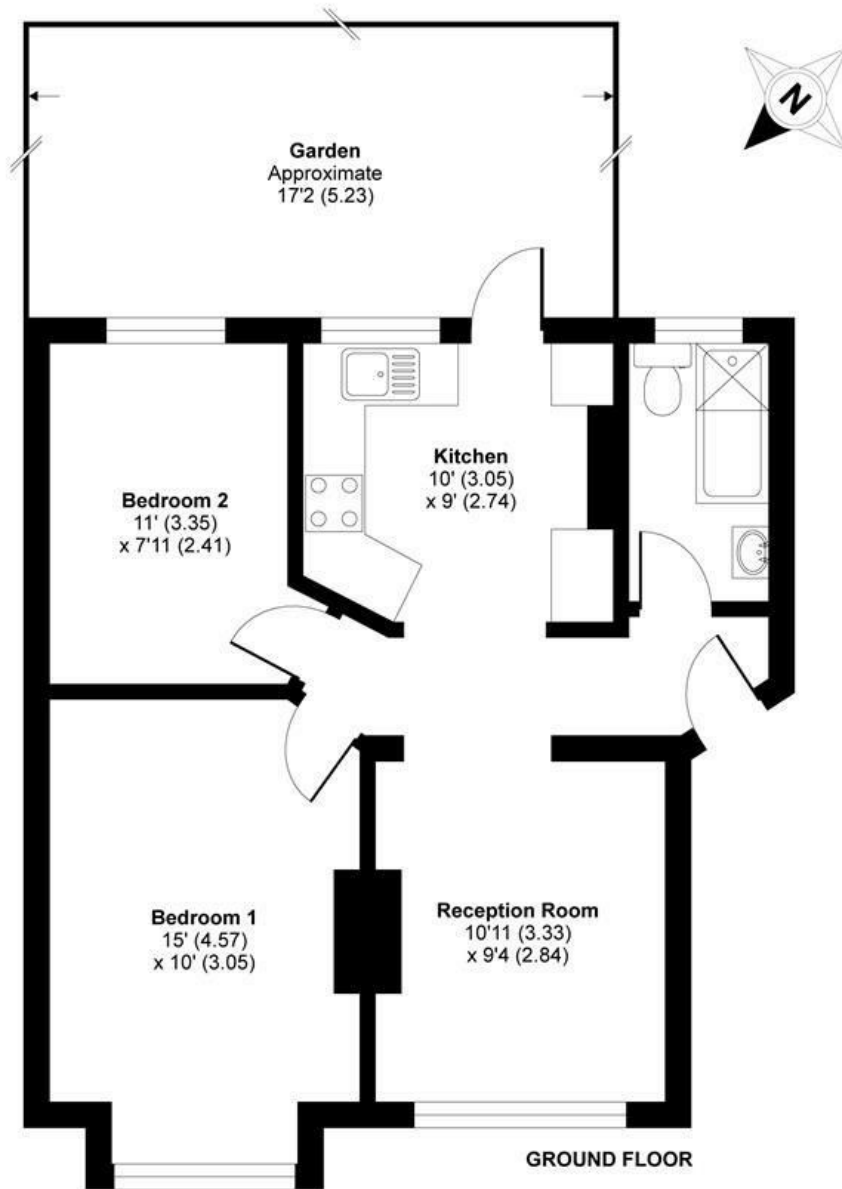


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Railwayside, Barnes, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 538 SQ FT 50.0 SQ METRES



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			
		<b>67</b>	<b>78</b>
<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>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>66</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

