



**JAMES
ANDERSON**













TO LET

Railway Side, Barnes, SW13

£1,950 Per Month

Per Month

Top floor this bright and airy apartment comprises two double bedrooms, one with a balcony overlooking communal gardens. Modern open plan kitchen/reception room and bathroom with WC, wash basin and bath with shower over. Barnes Bridge station and Barnes Station are both within walking distance of the apartment, providing a regular service into London Waterloo. Opposite Barnes Primary School. Storage cupboard to outside of flat.

-  Two Double Bedrooms
-  One Bathroom
-  Modern Reception Room
-  Fitted Kitchen
-  EPC C/Council Tax Band E/Holding Deposit £426.92
-  Barnes Bridge Station
-  Barnes Primary School
-  Close to White Hart Lane
-  Private Balcony
-  Minimum Term 12 Months/Deposit £2134.62



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

0208 878 8688



— Third floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
39.35 sqm / 425.04 sqft

NET INTERNAL AREA (NIA)
Excludes walls and other structural elements
56.01 sqm / 602.29 sqft

EXTERNAL STRUCTURAL FEATURES
Terraces, balconies, pergolas etc.
2.43 sqm / 26.16 sqft

RESTRICTED HEAD HEIGHT
Lowest clear height 2.0m
0.00 sqm / 0.00 sqft

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

