



JAMES  
ANDERSON



## TO LET

Barnes High Street, SW13

## £1,600 Per Month

Per Month

A beautifully presented Studio apartment with a large private balcony set within the very popular and sought after Seaforth Lodge in the heart of Barnes Village. Seaforth Lodge is an attractive Art Deco development and the apartment benefits from an abundance of natural light, a Studio Room large enough to be separated into both a living and bedroom space, modern fitted kitchen and contemporary bathroom. There is bike storage and parking available at the rear of the property and is ideally placed for access to the shops, restaurants and pubs of Barnes Village and Pond, Barnes High Street and Barnes Bridge station (25mins to Waterloo).



Studio Apartment



Modern Bathroom



Bright Reception



Modern Kitchen



EPC Rating D/ Council Tax C/ Deposit £1,846.15



Barnes Bridge Station



Lift Access



Central Barnes Location



Private Balcony



12 Month Minimum Term / Holding Deposit £369.23



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

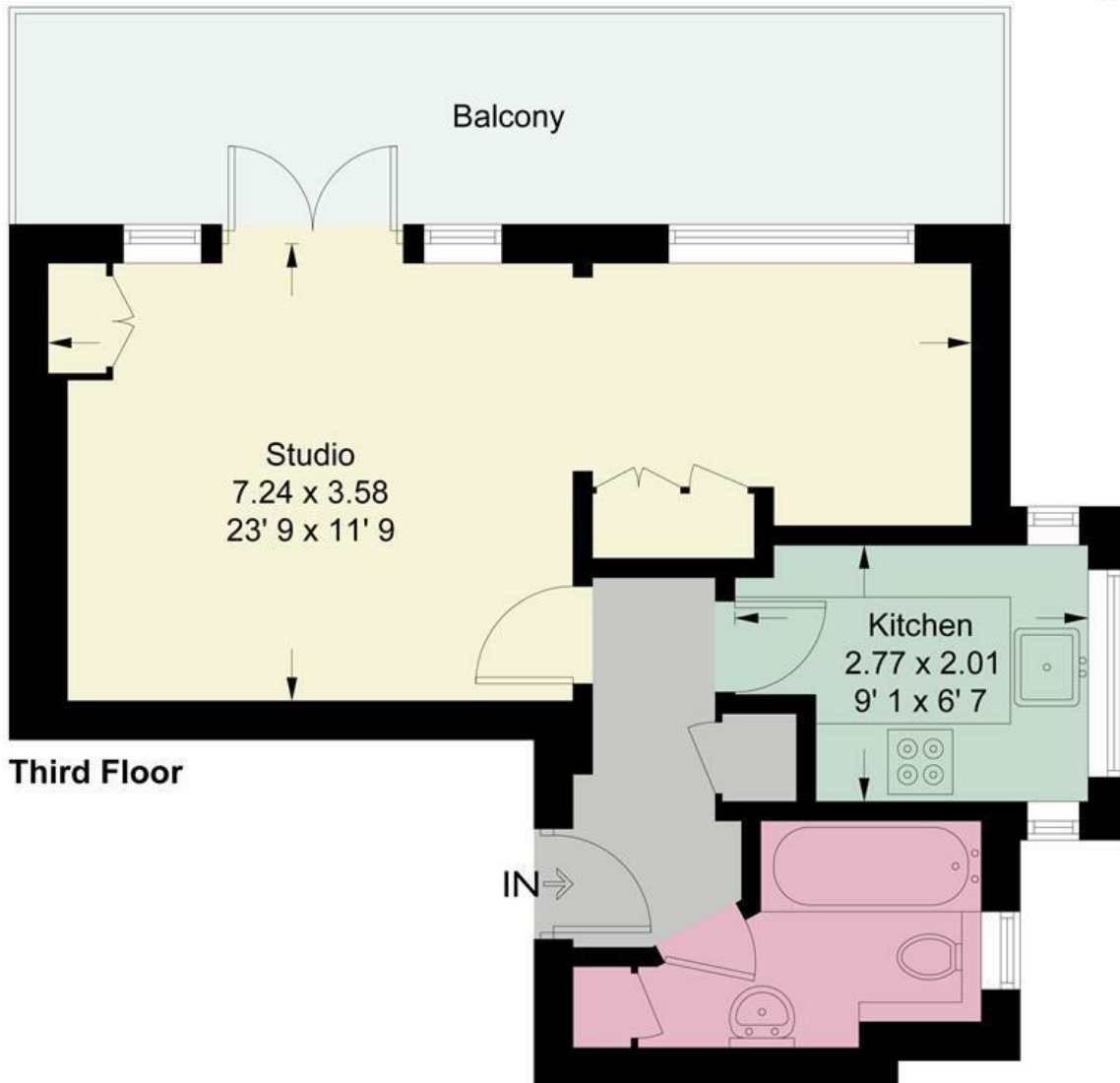
0208 878 8688

# Seaforth Lodge

Approximate Gross Internal Area = 376 sq ft / 34.9 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>76</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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>			<b>76</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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