



**JAMES
ANDERSON**



TO LET

£3,500 Per Month

Brookwood Avenue, Barnes, SW13

Per Month

An impressive four bedroom family home situated in the desirable Barnes Village, moments from Barnes pond. The recently decorated property is split over three floors and benefits from a large double reception room with bi-folding doors opening out onto a private courtyard garden. The ground floor also comprises a fully fitted eat-in kitchen and cloakroom/WC. Upstairs there are four double bedrooms, bathroom with shower over bath and an additional W/C. This home benefits from plenty of storage throughout, as well as a driveway for off street parking. Brookwood Avenue is ideally situated for the 419 & 209 bus links, Barnes Station and Barnes Pond, as well as the restaurants and shops of Barnes Village.



Four Double Bedrooms



1 Bathroom and 2 WCs



Spacious Reception Room



Modern Kitchen



EPC Rating B / Council Tax Band F / Deposit £4038



Close To Barnes Station



Close To Barnes Primary School



Barnes Village



Private Patio Garden



Minimum Term 12 Months / Holding Deposit £807.69

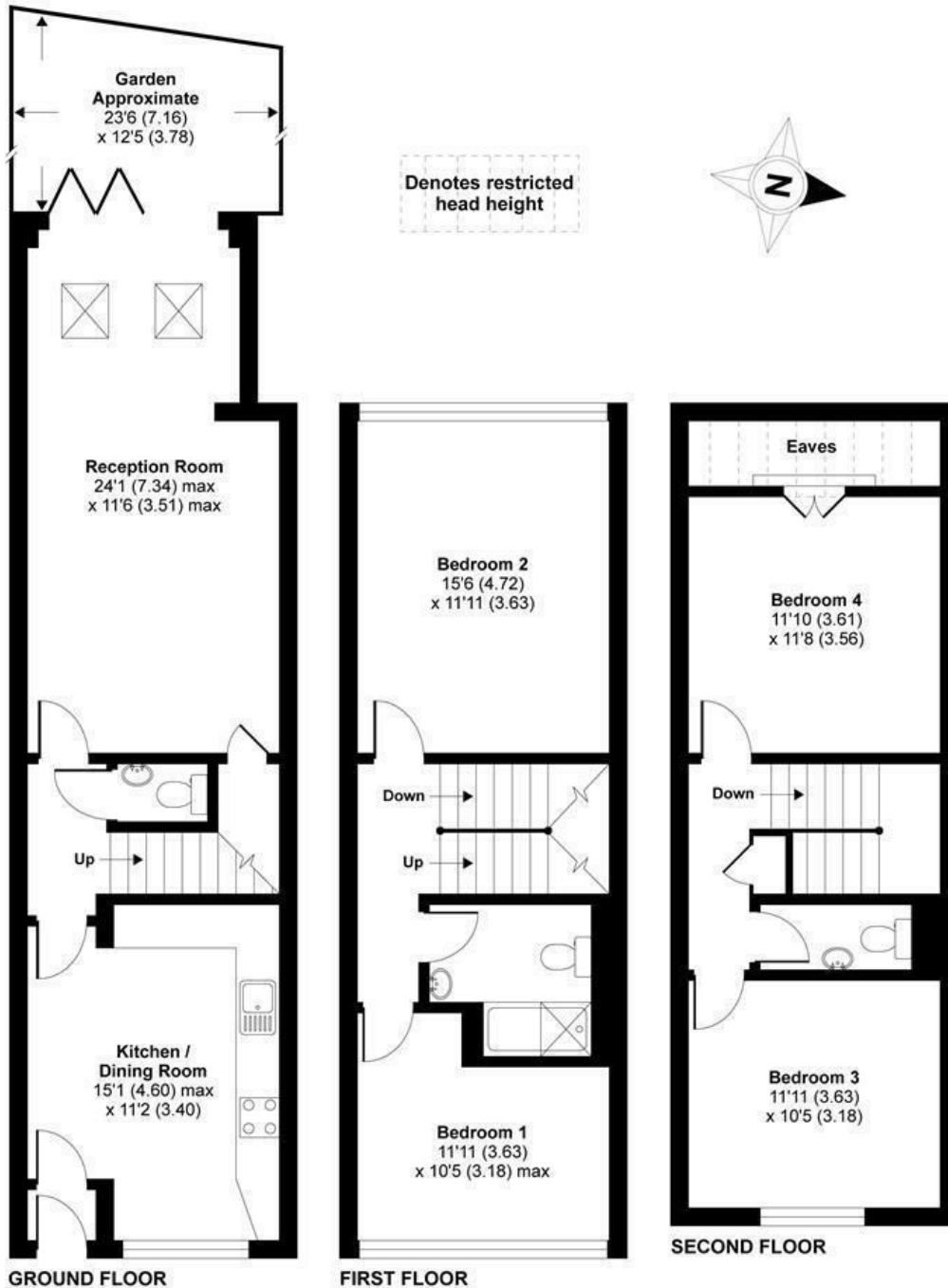


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

Brookwood Avenue, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 1351 SQ FT 125.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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			
(81-91) B			
(69-80) C		76	77
(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		

