



**JAMES  
ANDERSON**













# TO LET

Barnes High Street, Barnes, SW13

# £2,500 Per Calendar

Per Calendar Month

This large four bedroom apartment is located on Barnes High Street, a short walk from the River Thames and Barnes Bridge Station. The first floor of the property offers a spacious reception room, eat in kitchen and fitted bathroom with separate WC. The second floor benefits from two double bedrooms and an additional single bedroom whilst the principal bedroom is located on the top floor.

-  Four Bedrooms
-  Fitted Bathroom
-  Spacious Reception
-  Eat In Kitchen
-  EPC Rating D/ Council Tax Band D/Deposit £2,884.62
-  Barnes Bridge Station
-  St. Osmunds School
-  Transport Links
-  Freshly Painted
-  12 Month Minimum Term/Holding Deposit £576.92

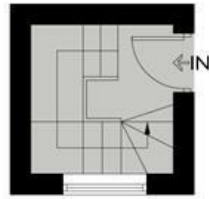


# Barnes High Street

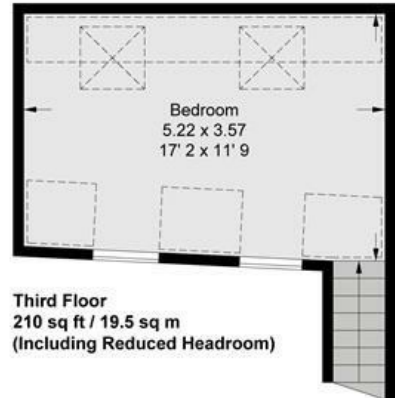
Approximate Gross Internal Area = 987 sq ft / 91.7 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 67 sq ft / 6.2 sq m  
 Total = 1054 sq ft / 97.9 sq m



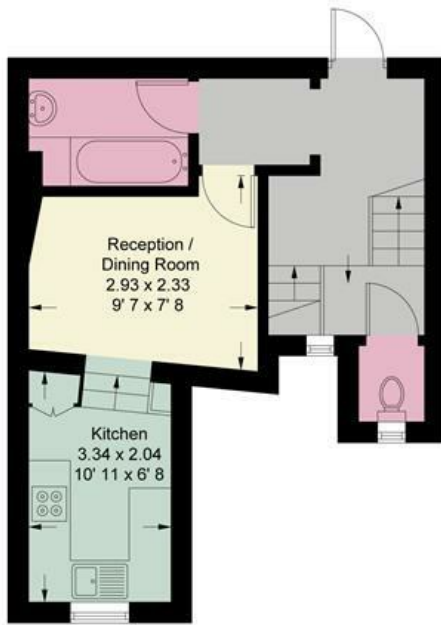
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
48 sq ft / 4.5 sq m



**Third Floor**  
210 sq ft / 19.5 sq m  
(Including Reduced Headroom)



**First Floor**  
333 sq ft / 30.9 sq m



**Second Floor**  
463 sq ft / 43 sq m

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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>73</b>
(39-54) <b>E</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>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

