



**JAMES
ANDERSON**



TO LET

Rocks Lane, Barnes, SW13

£2,000 Per Month

Per Month

This two double bedroom apartment is located on the third floor of this purpose built block opposite Barnes playing fields. The apartment comprises of a bright living room with large modern kitchen leading onto a small balcony, large bathroom with shower over bath and two double bedrooms one with large fitted wardrobe. The property boasts plenty of storage throughout and further offers a separate locked storage unit on the ground floor. Easy access for all transport links with Barnes Station a short walk away and all local amenities on your doorstep.



Two Double Bedrooms



Large Fitted Bathroom



Furnished



Bright Reception Room



EPC Rating E/Council Tax Band C/Holding Deposit £461.54



Close to Barnes Station



Private Balcony



Minimum Term 12 months/ Deposit £2076.92



Private Storage



Deposit £2,307.69 / Minimum Term 12 months



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

0208 878 8688



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	65
(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		

