



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



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

0208 878 8688

Barnes High Street

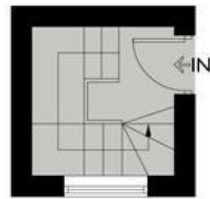
Approximate Gross Internal Area = 987 sq ft / 91.7 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 67 sq ft / 6.2 sq m
Total = 1054 sq ft / 97.9 sq m



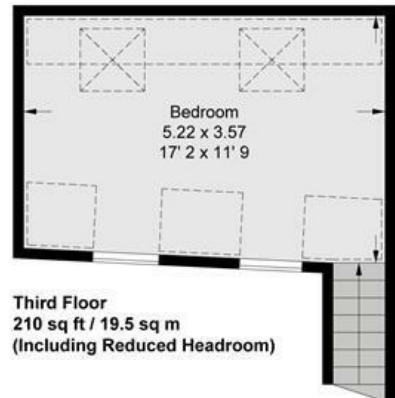
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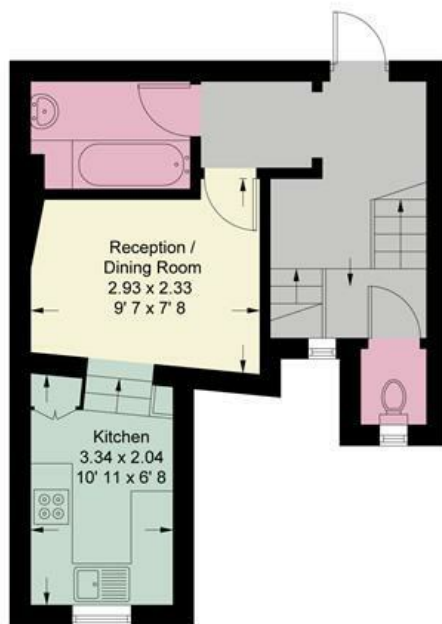
= Reduced headroom below 1.5m / 5'0"



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

