



**JAMES
ANDERSON**



TO LET

Treen Avenue, Barnes, SW13

£2,250 Per Month

Per Month

This exceptional two-bedroom split-level apartment combines modern style with a superb layout. The first floor boasts a bright and spacious living room, a sleek eat-in kitchen, a fully tiled contemporary bathroom, and a charming bedroom that opens onto a private balcony. Upstairs, the top floor features a generously sized main bedroom with ample built-in storage and access to a second balcony.

Ideally located, Barnes Bridge Station (24 minutes to Waterloo), the River Thames, Barnes Common, and excellent nurseries and schools are just moments away.



Two Bedrooms



Modern Bathroom



Bright Living Room



Eat In Kitchen



EPC D / Council Tax D / Deposit £2,596.15



Barnes Station



East Sheen Primary School



Close To Barnes Common



Two Balconies



12 Month Minimum Term / Holding Deposit £519.23

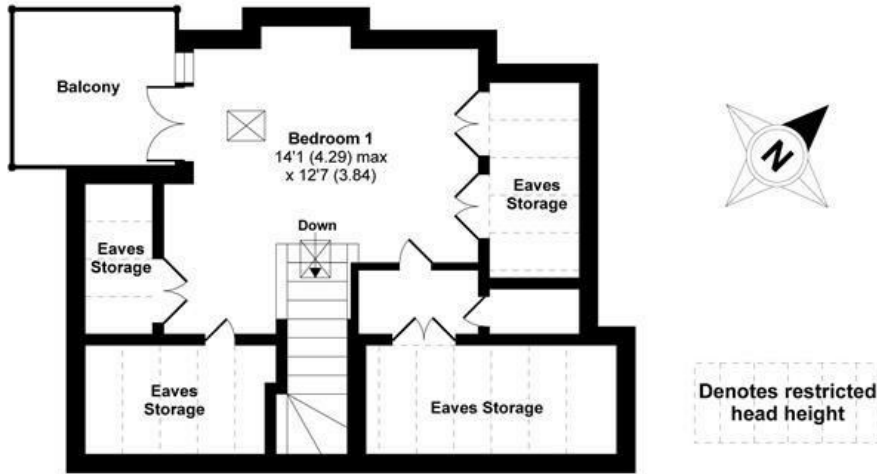


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

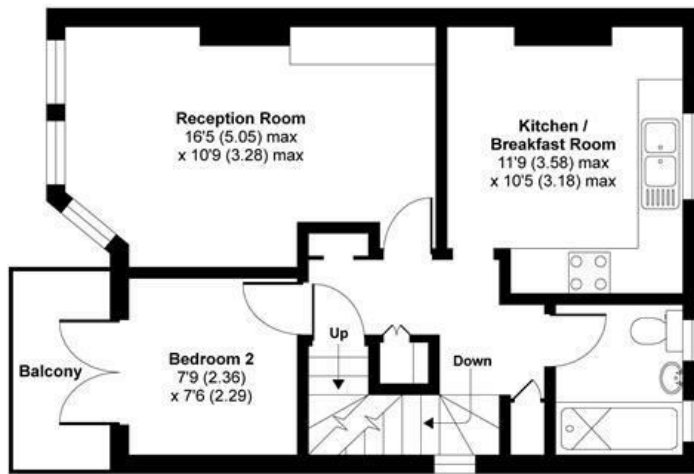
0208 878 8688

Treen Avenue, London, SW13

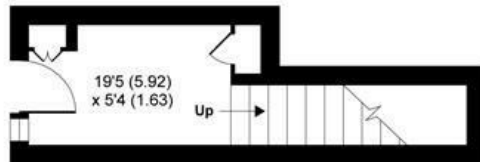
APPROX. GROSS INTERNAL FLOOR AREA 778 SQ FT 72.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	71
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			
		49	70
England & Wales	EU Directive 2002/91/EC		

