



**JAMES  
ANDERSON**



## TO LET

The Terrace, London, SW13

## £2,150 Per Month

Per Month

A beautifully presented apartment situated within the highly sought-after Edwardian mansion block, Elm Bank Mansions. Positioned on the first floor, this charming property seamlessly blends period character with modern comforts. The apartment features a spacious double bedroom, a contemporary bathroom, and a stylishly appointed kitchen with integrated appliances. The highlight of the home is the bright and inviting bay-fronted reception room, complete with a stunning feature fireplace, perfect for relaxing or entertaining. Elm Bank Mansions enjoys a prime location, just moments from the River Thames, the shops, cafes, and restaurants of Barnes Village, as well as the excellent transport links offered by Barnes Bridge Station.



Large Double Bedroom



Immaculate Bathroom



Spacious Reception Room



Modern Kitchen



EPC D / Council Tax D / Deposit £2,480.77



Barnes Bridge Station



Excellent Local Schools



River Thames



Central Barnes Location

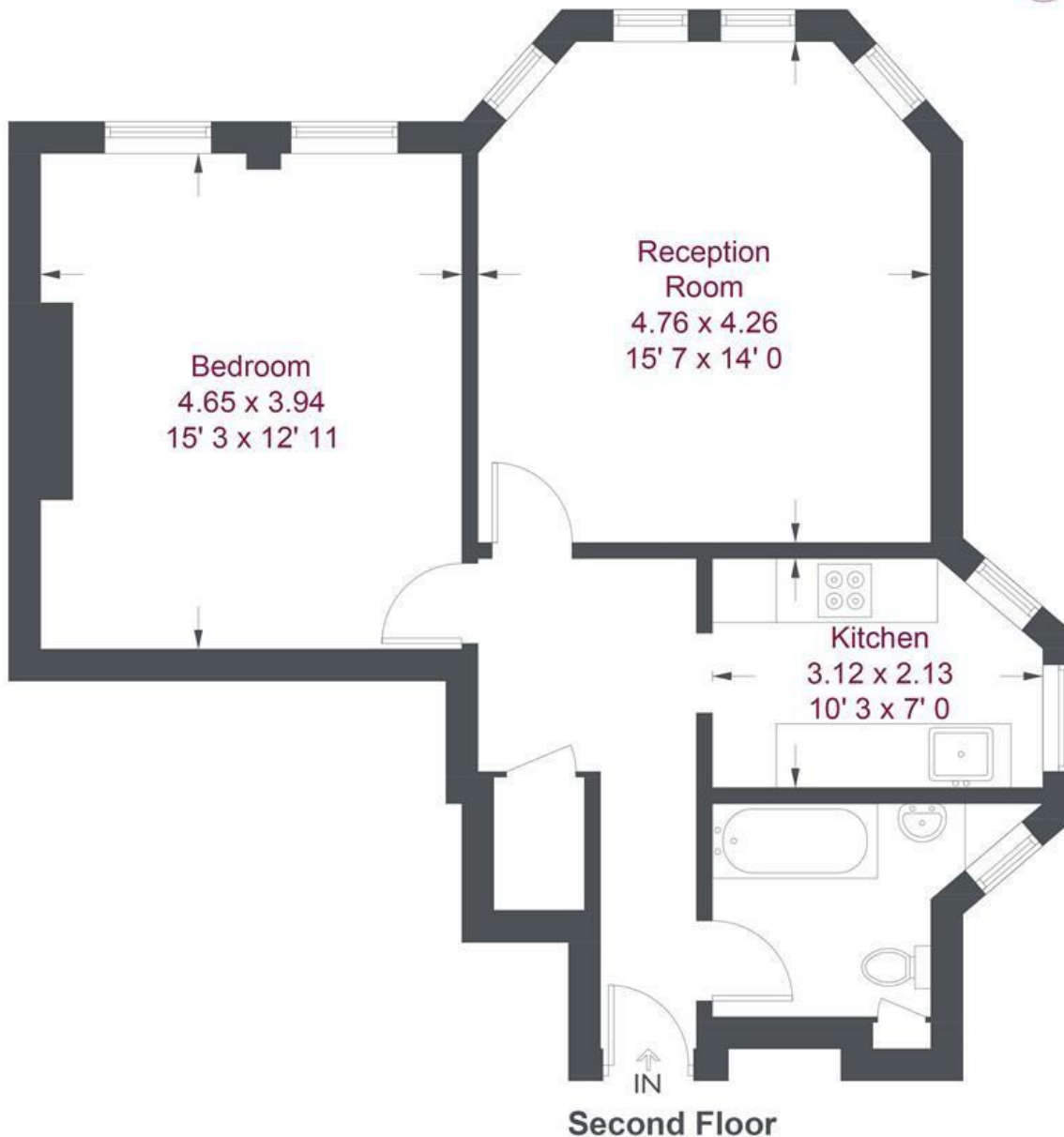


Holding Deposit £496.15 / 12 Month Minimum Term



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

0208 878 8688



Second Floor

### Elm Bank Mansions

Approximate Gross Internal Area = 652 sq ft / 60.6 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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