



JAMES  
ANDERSON



## TO LET

45 Barnes High Street, Barnes, SW13

**£2,200 Per Month**

Per Month

Modern, bright and very spacious one bedroom apartment located on Barnes High Street. This luxury apartment benefits from a large living room with a good sized balcony and an additional dining area adjacent to the contemporary open plan kitchen which is equipped with all integrated appliances. There is also a separate WC. The large double bedroom benefits from a Juliet balcony, ample storage and an en-suite bathroom with a bath and a separate shower cubical. This property is available furnished or unfurnished and has allocated off street parking. The property also boasts off street parking to the rear and is ideally placed for access to the shops, restaurants and pubs of Barnes Village and Pond, Barnes High Street and Barnes Bridge station (25mins to Waterloo). The 209 and 419 buses are very close by and offer a very good service to Hammersmith Tube station.



One Double Bedroom



Contemporary Bathroom



Spacious Living Room



Open Plan Kitchen



EPC Rating C / Council Tax D / Deposit £2,538.46



Barnes Bridge Station



Barnes Primary School



Allocated Parking Space



Balcony



Minimum Term 12 Months / Holding Deposit £507.69



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

0208 878 8688




Second Floor

## Barnes High Street

Approximate Gross Internal Area = 688 sq ft / 63.9 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
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		
	78	80
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 