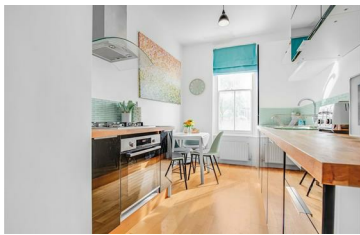




**JAMES  
ANDERSON**



## TO LET

The Terrace, Barnes, SW13

## £2,000 Per Month

Per Month

A fabulous apartment located in a popular Edwardian mansion block. This lovely home is located on the first floor and benefits from charm and character providing a large double bedroom, a modern bathroom, a modern fitted kitchen with integrated appliances and a wonderful reception room. Elm Bank Mansions is a highly regarded apartment building, conveniently located for the amenities of Barnes Village and Barnes Bridge Station.



One Bedroom Apartment



Modern Bathroom



Bright Reception Room



Modern Kitchen



EPC C / Council Tax D / Deposit £2,307.69



Barnes Bridge Station



Stunning Mansion Block



River Thames



Barnes Village



Holding Deposit £461.53 / 12 Month Minimum Term



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

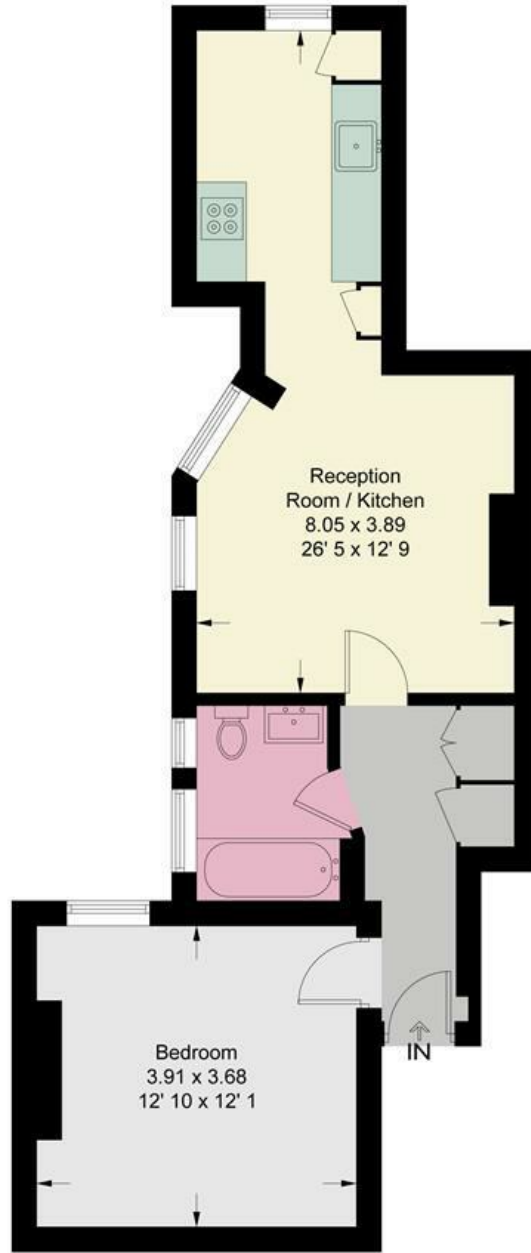
0208 878 8688

# Elm Bank Mansions

Approximate Gross Internal Area = 533 sq ft / 49.5 sq m



JAMES ANDERSON



First Floor

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) <b>A</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>76</b>	<b>78</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

