



**JAMES
ANDERSON**



TO LET

Rocks Lane, London, SW13

£2,000 Per Month

Per Month

LET AGREED - A spacious and bright split level two bedroom conversion flat offering views of Barn Elms playing fields from a private balcony. This airy property provides two double bedrooms, One with French windows to private balcony, an elegant reception room with built in storage and ornamental fireplace, a fully fitted and modern kitchen with gas hob and plenty of worktop space and storage, the bathroom has been recently tiled and offers shower over bath, white tiling and heated towel rail. Rocks Lane is ideally located for Barnes Station, Barn Elms, the River Thames, Barnes Common and Barnes Village are all close by making this property an excellent rental option.



Attractive Two Bed



Modern Bathroom



Spacious Reception



Fully Fitted Kitchen



EPC C / Council Tax D / Deposit £2,423.07



Barnes Station



Close to Barnes Village and Pond



Superb Transport Links



Split Level Living




12 Month Minimum Term / £461.54 Holding Deposit



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

0208 878 8688

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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