



**JAMES  
ANDERSON**



## TO LET

Barnes High Street, Barnes, SW13

## £2,150 Per Month

Per Month

Stylish 2-Bedroom Ground Floor Apartment with Private Garden & Studio – White Hart Lane

Nestled in the heart of sought-after White Hart Lane, this beautifully designed two-bedroom ground floor apartment offers a perfect blend of modern living and outdoor tranquility. With a spacious private garden and a versatile garden studio, this home is ideal for those seeking both comfort and functionality.

Step inside to discover a bright and airy open-plan living space, featuring sleek contemporary finishes and large windows that flood the home with natural light. The well-appointed kitchen boasts high-end appliances, while the two generously sized bedrooms provide a peaceful retreat.



Two Double Bedrooms



Fitted Bathroom



Holding Deposit £496.15 / Minimum Term 12 months



Modern Kitchen



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



Barnes Bridge Station



St Osmunds Primary School



Central Barnes



Terrace



Bright Reception Room



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

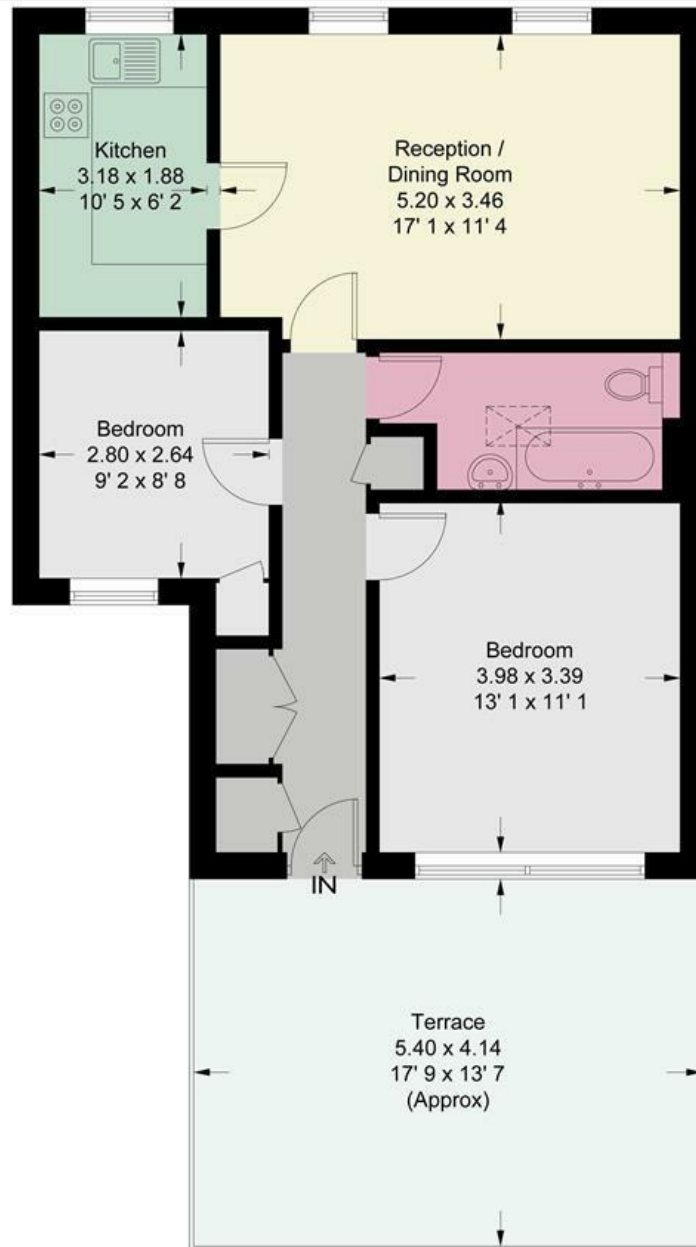
0208 878 8688

# Barnes High Street

Approximate Gross Internal Area = 657 sq ft / 61 sq m



**JAMES  
ANDERSON**



**Second 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>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>58</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</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	

