



**JAMES  
ANDERSON**



## TO LET

St Anns Road, London, SW13

## £2,950 Per Month

Per Month

Bright and spacious two bedroom split level maisonette with a private garden located in the heart of Barnes village, a few steps away from Barnes High Street, Barnes Pond and the River Thames. This property consists of two double bedrooms, large kitchen dining room, spacious living room and a modern bathroom. The local shopping, pubs, restaurants and local schools are all very close by. This location is well served by public transport. Barnes Bridge station is within 350 metres (24mins to Waterloo) and the bus services 209, 283 and 419 to Hammersmith and Richmond are swift and frequent.



Two Double Bedrooms



Modern Bathroom



Holding Deposit £680.76 / Minimum Term 12 Months



Open Plan Kitchen



EPC D / Council Tax D / Deposit £3403.84



Barnes Bridge Station



Outstanding Local Schools



Private Garden



Central Barnes



Bright and Spacious Reception Room

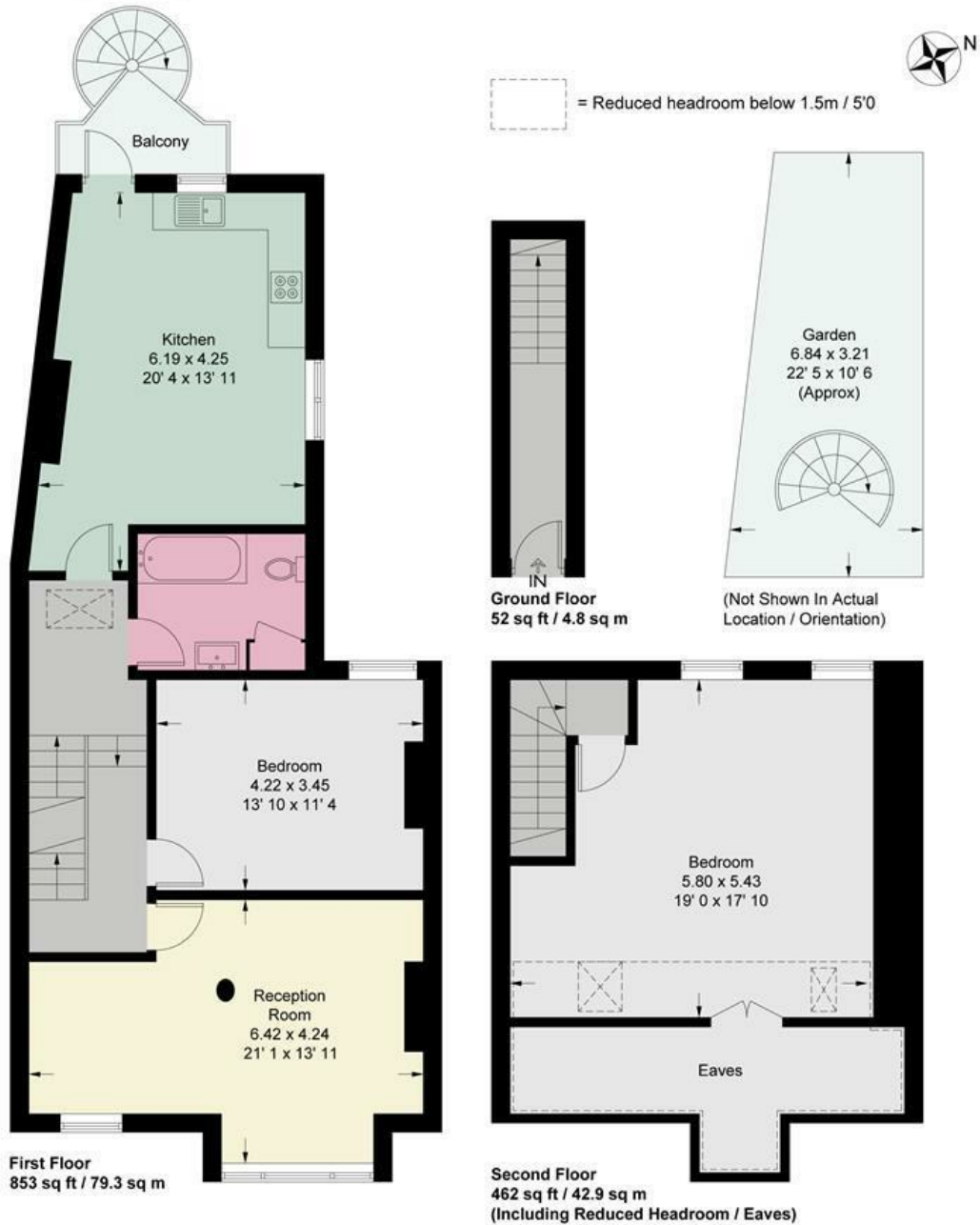


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# St. Ann's Road

Approximate Gross Internal Area = 1199 sq ft / 111.4 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 168 sq ft / 15.6 sq m  
 Total = 1367 sq ft / 127 sq m



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>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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		

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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