



**JAMES  
ANDERSON**



## TO LET

The Broadway, London, SW13

## £3,750 Per Month

Per Month

A unique and truly exceptional rental opportunity, this architecturally designed "hidden home" has been meticulously crafted to maximize natural daylight and facilitate seamless entertaining. Boasting 3 spacious bedrooms and two terraces, this property offers ample space for comfortable living and outdoor relaxation.

The contemporary kitchen boasts sleek Corian worktops and a suite of integrated AEG appliances, including oven, microwave, fridge freezer, dishwasher, and gas hob. The two Luxurious bathrooms feature an elegant freestanding bath, washbasins, and contemporary walk-in showers. With a state-of-the-art audio-visual phone entry system this outstanding property offers the epitome of modern living, where every detail has been carefully considered to ensure both style and functionality.



Three Double Bedrooms



Two Bathrooms



Open Plan Kitchen



Bright Reception Room



EPC B / Council Tax C / £4,326.92 Deposit



Barnes Bridge Station



Barnes Primary School



White Hart Lane



Private Terrace



12 Months Minimum / Holding Deposit £865.38

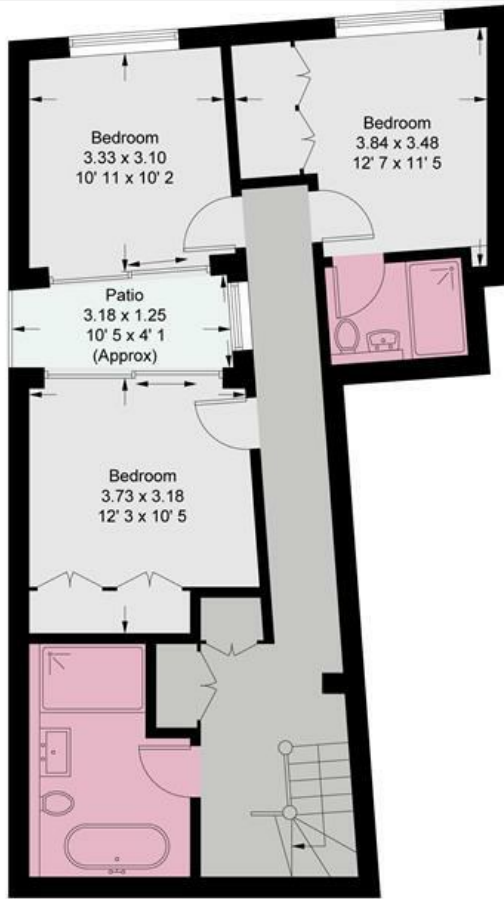


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

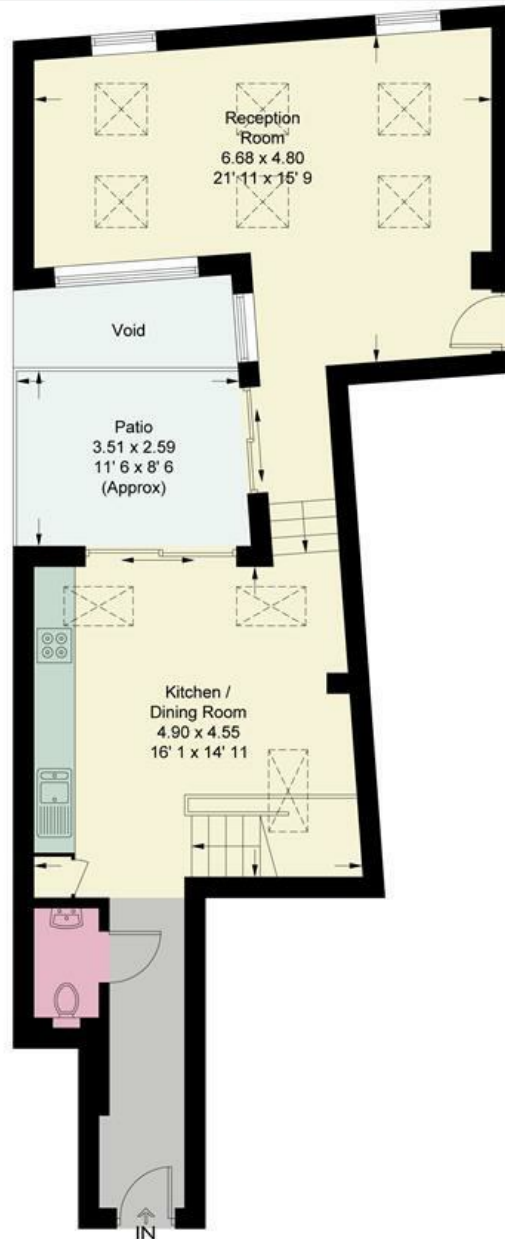
0208 878 8688

# The Broadway

Approximate Gross Internal Area = 1311 sq ft / 121.8 sq m



**Basement**  
658 sq ft / 61.1 sq m



**Ground Floor**  
653 sq ft / 60.7 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</b>	<b>81</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	

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	

