



JAMES  
ANDERSON



## TO LET

Station Road, Barnes, SW13

**£3,000 Per Calendar**

Per Calendar Month

This stunning 3-bedroom split-level maisonette is nestled in the heart of Barnes Village, offering views over Barnes Pond. This charming property boasts a spacious and contemporary kitchen, seamlessly flowing out onto a large terrace, perfect for alfresco dining and entertaining. The front room exudes warmth and natural light, showcasing picturesque views of the pond. There is one generously sized double bedroom, an additional double bedroom, and a cosy single room, this residence caters perfectly to modern family living or professional couple. Conveniently situated just moments from Barnes High Street, residents can enjoy easy access to a plethora of shops, cafes, and amenities, while Barnes Train Station is just a short stroll away, providing excellent transport links into Central London and beyond. Offering a harmonious blend of village charm and contemporary living, this exquisite maisonette presents a rare opportunity to embrace the idyllic Barnes lifestyle.



Three Bedrooms



Modern Bathroom



Bright Reception Room



Stunning Reception Room



EPC E/ Council Tax E/ Deposit £3,461.53



Barnes Station



Outstanding Local Schools



Central Barnes Location



Views Over the Pond



12 Month Minimum Term / £692.30 Holding Deposit



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

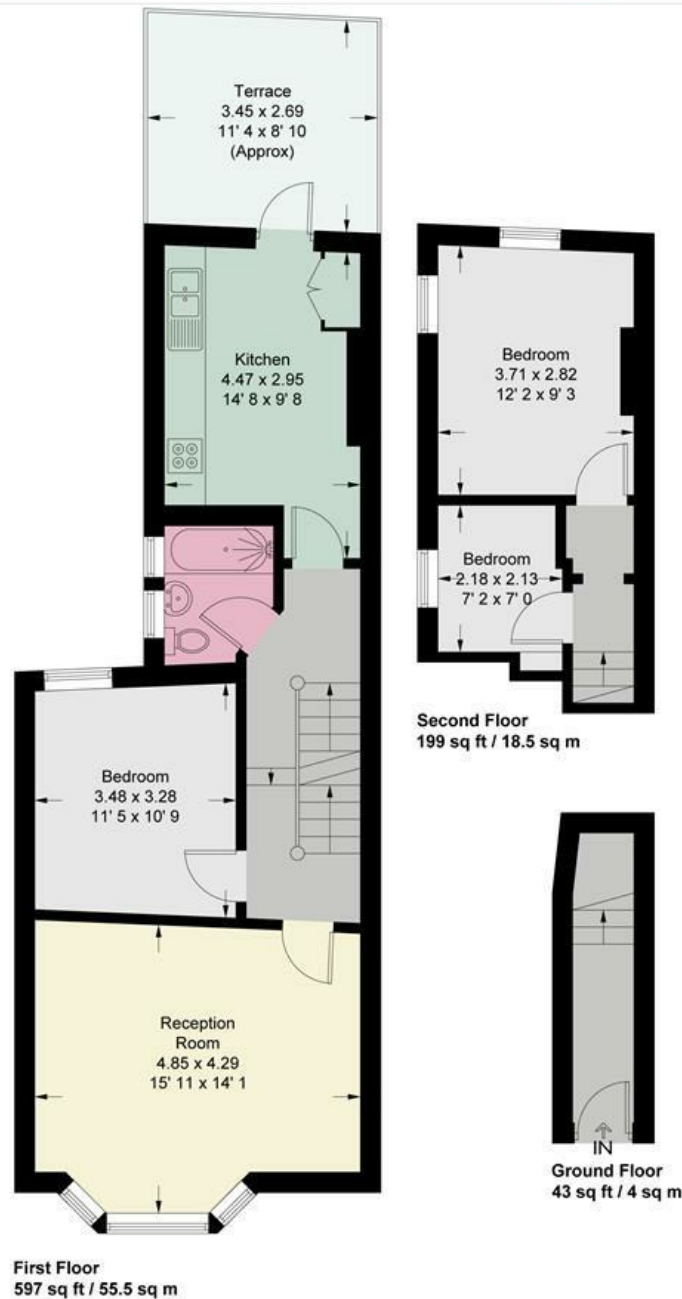
0208 878 8688

# Station Road

Approximate Gross Internal Area = 839 sq ft / 78 sq m



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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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	EU Directive 2002/91/EC	

