



**JAMES
ANDERSON**



TO LET

Elm Bank Mansions, Barnes, SW13

£2,700 Per Month

Per Month

This stunning two double bedroom apartment is located in the sought after Elm Bank Mansions. This charming property benefits from a spacious and bright living room, a contemporary built in kitchen, modern bathroom and additional WC. This property is finished to a very high standard with beautiful wooden flooring throughout. Located within moments of Barnes Bridge Station (25 mins to Waterloo) and the River Thames. Barnes Pond is very close by as is Barnes Village providing a fantastic selection of restaurants, pubs and independent shops.



Two Double Bedrooms



Modern Bathroom



Spacious Living Room



Contemporary Kitchen



EPC C / Council Tax E / Deposit £3,115.38



Barnes Bridge Station



Close to Barnes Primary School



River Thames



Parquet Flooring



12 Month minimum Term / Holding Deposit £623.07

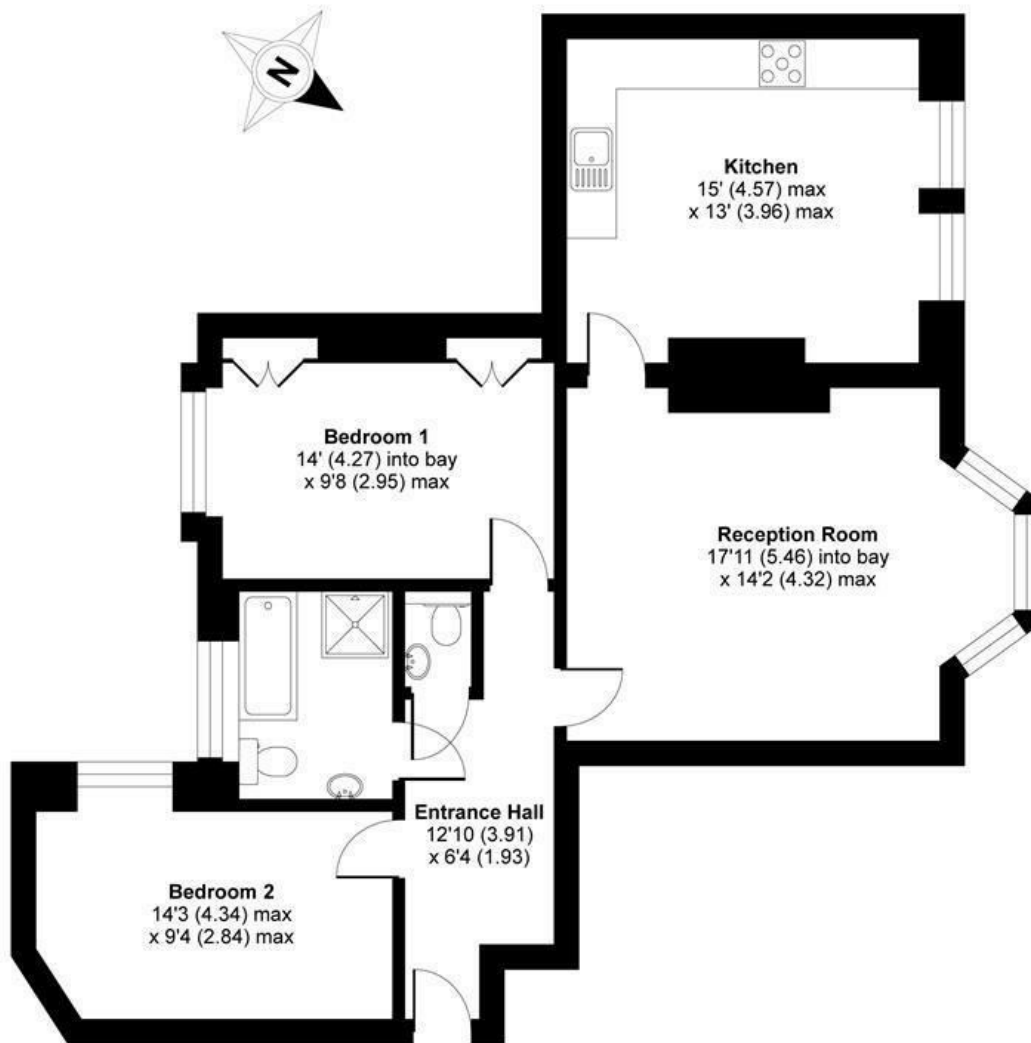


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

Elm Bank Mansions, The Terrace, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 864 SQ FT 80.2 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

