



**JAMES  
ANDERSON**



## TO LET

Archway Street, Barnes, SW13

## £4,250 Per Month

Per Month

A beautifully presented cottage split over three levels, situated on the popular Archway Street. On the ground floor, there is a large and bright reception room leading through to a spacious and modern eat-in kitchen with central island and built-in appliances. Sliding doors open onto a lovely landscaped private garden with a shed. On the first floor, you will find two good sized double bedrooms, both with ample built-in storage with soft close doors, and a large family bathroom with roll top bath and separate walk-in shower. The largest bedroom is located on the top floor, which benefits from built-in wardrobes and eaves storage, with a further en-suite shower room.



Three Double Bedrooms



Two Bathrooms



Large Reception



Eat-In Kitchen



EPC D / Council Tax F / £4,557.69 Deposit



Barnes Bridge Station



Barnes Primary School



Little Chelsea



Near White Hart Lane



12 Month Minimum Term / Holding Deposit £911.53



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

0208 878 8688

# Archway Street

Approximate Gross Internal Area = 1314 sq ft / 122.1 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 89 sq ft / 8.3 sq m  
 Total = 1403 sq ft / 130.4 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>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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		

