



JAMES  
ANDERSON



## TO LET

Ashleigh Road, Barnes, SW14

**£3,500 Per Calendar**

Per Calendar Month

A stunning loft converted period maisonette with a private west facing garden that combines light and airy modern design with period features. This fabulous home offers high ceilings and sash windows with engineered wood flooring, renovated bathroom and recently converted loft. The property is arranged to provide a principal bedroom with built-in storage and en-suite, two further bedrooms and a large bathroom. There is a good size reception room with traditional bay window and a large, open-plan kitchen/dining room. French doors open out onto a west-facing balcony and down to a private, recently refurbished, low-maintenance garden that offers rear access. The loft conversion also provides ample storage in the eaves at the front and a large boarded loft storage at the rear.



Three Double Bedrooms



Two Bathrooms



Stunning Reception Room



Open Plan Kitchen



EPC C / Council Tax E / Deposit £3,865.38



Barnes Bridge Station



Exceptional Local Schools



Private Garden



Permit Parking



Stunning Reception Room 12 Month Minimum / Holding Deposit £773.0



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

0208 878 8688

# Ashleigh Road

Approximate Gross Internal Area = 1150 sq ft / 106.9 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 133 sq ft / 12.4 sq m  
Total = 1283 sq ft / 119.3 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) <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 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>		
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