



**JAMES  
ANDERSON**



## TO LET

Charles Street, Barnes, SW13

**£2,250 Per Month**

Per Month

A superb modern duplex apartment, neatly situated on a highly desirable road in the Little Chelsea area of Barnes. This modern home is laid out over two floors, and is arranged to provide a spacious bedroom on the ground floor, with an en-suite cloakroom, and fitted wardrobes. The stairs lead to a spacious first floor landing, that could be used as an office/study area, and has useful additional storage, and access to a stylish modern bathroom and the living area. The impressive living space is flooded with natural light and is open-plan to a stylish modern kitchen area with integrated appliances. The property is ideally situated for the shops, cafes and local amenities of White Hart Lane, whilst Barnes Village, The River Thames tow path, and Barnes Bridge Station are a short walk away.



One Bedroom with En-Suite Cloakroom



Stylish Modern Bathroom



Light Open-Plan Living Space



Contemporary Kitchen With Appliances



EPC Rating B / Council Tax D / Deposit £2,596.15



Barnes Bridge Station



Outstanding Local Schools



Study/Landing Area



White Hart Lane



12 Month Minimum Term / £519.23 Holding Deposit



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

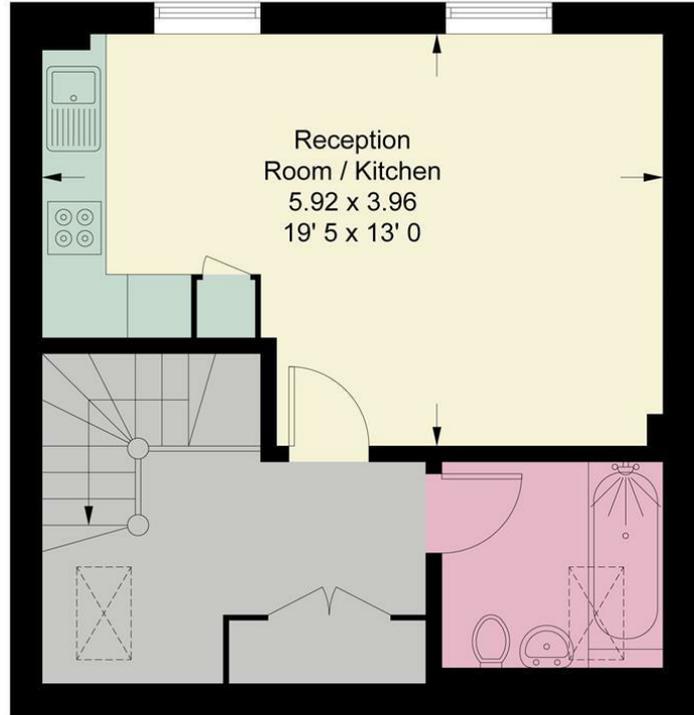
0208 878 8688

# Charles Street

Approximate Gross Internal Area = 553 sq ft / 51.4 sq m



**Ground Floor**  
155 sq ft / 14.4 sq m



**First Floor**  
398 sq ft / 37 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>		
(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>88</b>	<b>88</b>
<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>		
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