



JAMES  
ANDERSON



## TO LET

Westfields Avenue, Barnes, SW13

**£2,000 Per Month**

Per Month

A beautifully refurbished top-floor flat, finished and furnished to a high standard throughout. The accommodation comprises an open-plan kitchen with a stylish breakfast bar, a spacious living room opening onto a generous private balcony, two double bedrooms, and a contemporary family bathroom.

The property features wooden flooring throughout and offers excellent storage space. Perfectly located close to Barnes Primary School, the flat also benefits from access to residents' permit parking.



Two Double Bedrooms



Modern Bathroom



Living Room With Balcony



Brand New Kitchen



EPC D/ Council Tax C/ Deposit £2,192.30



Barnes Bridge Station



Barnes Primary School



Little Chelsea



Permit Parking

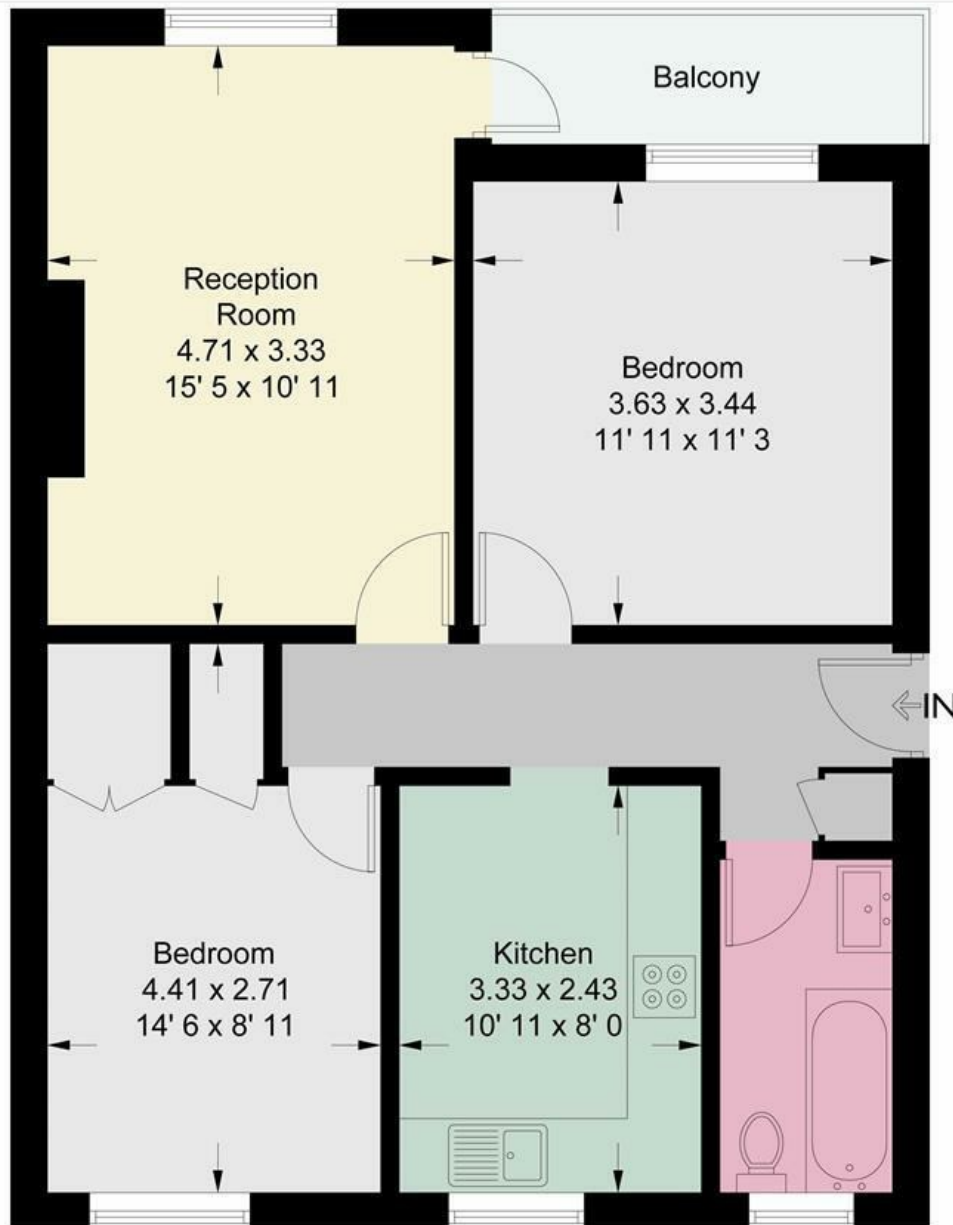


12 Month Minimum Term / Holding Deposit £438.46



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

**0208 878 8688**



## Third Floor

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 |                         |           |
|                                             | 55                      | 69        |
| <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 |                         |           |
|                                                                 | 49                      | 63        |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

