



**JAMES
ANDERSON**



TO LET

Barnes High Street, Barnes, SW13

£2,000 Per Month

Per Month

A spectacular one bedroom apartment with stunning River views located in the heart of Barnes Village. The apartment has been recently refurbished throughout including new kitchen, bathroom and carpets. The accommodation is set out over two floors consisting of a well fitted kitchen opening to a large living room with high vaulted ceilings, large double bedroom and a modern bathroom. This property is also 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, local shopping and Barnes Pond and Green.



Split Level One Bedroom



Modern Bathroom



Open Plan Reception



Fitted Kitchen



EPC C / Council Tax D / Deposit £2,307.69



Close to Barnes Bridge



Excellent local Schools



Large Bedroom



Village location



12 Months Minimum Term / Holding Deposit £461.53

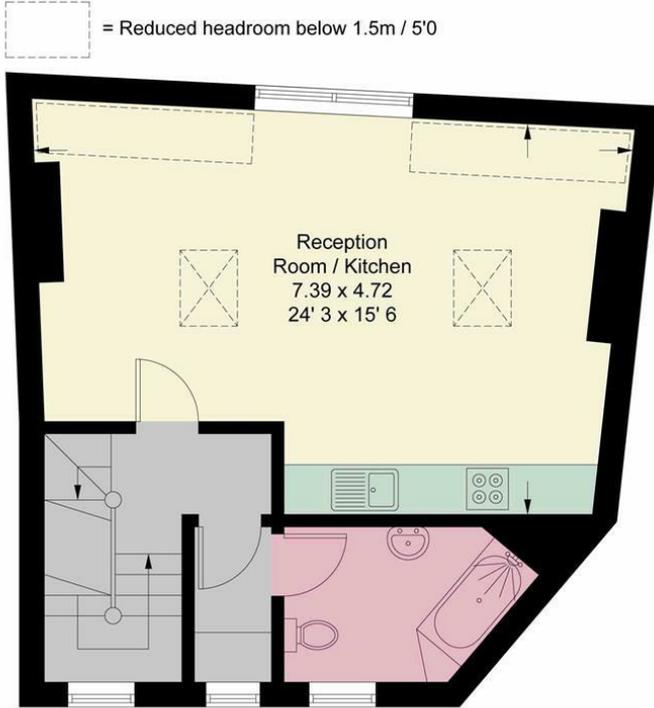


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

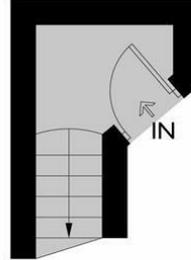
0208 878 8688

Barnes High Street Barnes

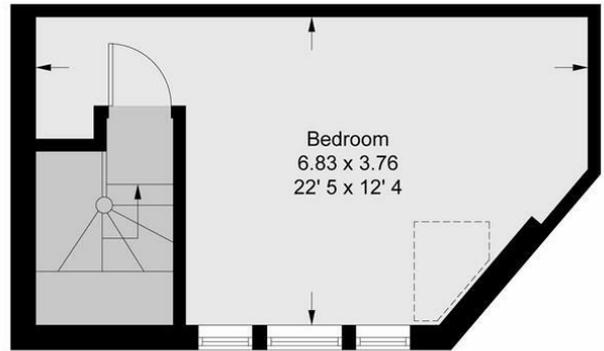
Approximate Gross Internal Area = 787 sq ft / 73.2 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 44 sq ft / 4.1 sq m



Second Floor
 498 sq ft / 46.3 sq m
 (Including Reduced Headroom)



First Floor
 34 sq ft / 3.2 sq m



Third Floor
 255 sq ft / 23.7 sq m
 (Including Reduced Headroom)

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	72

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

