



**JAMES  
ANDERSON**



## TO LET

The Terrace, Barnes, SW13

## £2,250 Per Month

Per Month

**Strategic Location and Modern Comforts** - Situated directly opposite Barnes Bridge station, this exceptional one-bedroom apartment offers a rare blend of tranquil riverside living and effortless city access. From your living room, watch the iconic boat race, soak in the vibrant river activities, and enjoy the village ambiance of Barnes, all while being a mere 20-minute commute to Waterloo Station and 25 minutes to Oxford Circus.

**Elegant Edwardian Charm** - Located on the fourth floor of a prestigious Edwardian mansion block, this 60 sqm apartment seamlessly marries classic charm with modern luxury. The spacious entrance hall leads to a contemporary kitchen/breakfast room featuring integrated appliances. The bay-fronted reception room boasts expansive views over the River Thames and towards central London, while the double bedroom offers extensive fitted wardrobes and drawers. A stylish modern shower/wet room and new radiators complete the elegant interior.

**Refurbished and Energy Efficient** - Recently refurbished, the apartment features certified double glazed sash windows, providing excellent energy efficiency and sound insulation. Stripped wooden flooring and high ceilings enhance the sense of space and light throughout.

**Additional Features** - This property comes with ample storage, a long lease, and a share of the freehold. Elm Bank Mansions offers on-site portage, CCTV security, communal gardens, bike storage, and airy communal halls and stairwells. A strong residents' association and a comprehensive website further enhance the living experience.

This simply stunning apartment, with its breath taking views and prime location, is perfect for those seeking a harmonious blend of modern comforts and classic Edwardian elegance.



One Double Bedroom



Stylish Shower/Wet Room



Bay Fronted Living Room With River & City Views



Contemporary, Well-Appointed Kitchen/Breakfast Room



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



Barnes Bridge Station



Excellent Local Schools



Impressive Views Over Central London & River Thames



Light, Spacious & Stylish Accommodation



12 Month Minimum Term / £519.23 Holding Deposit

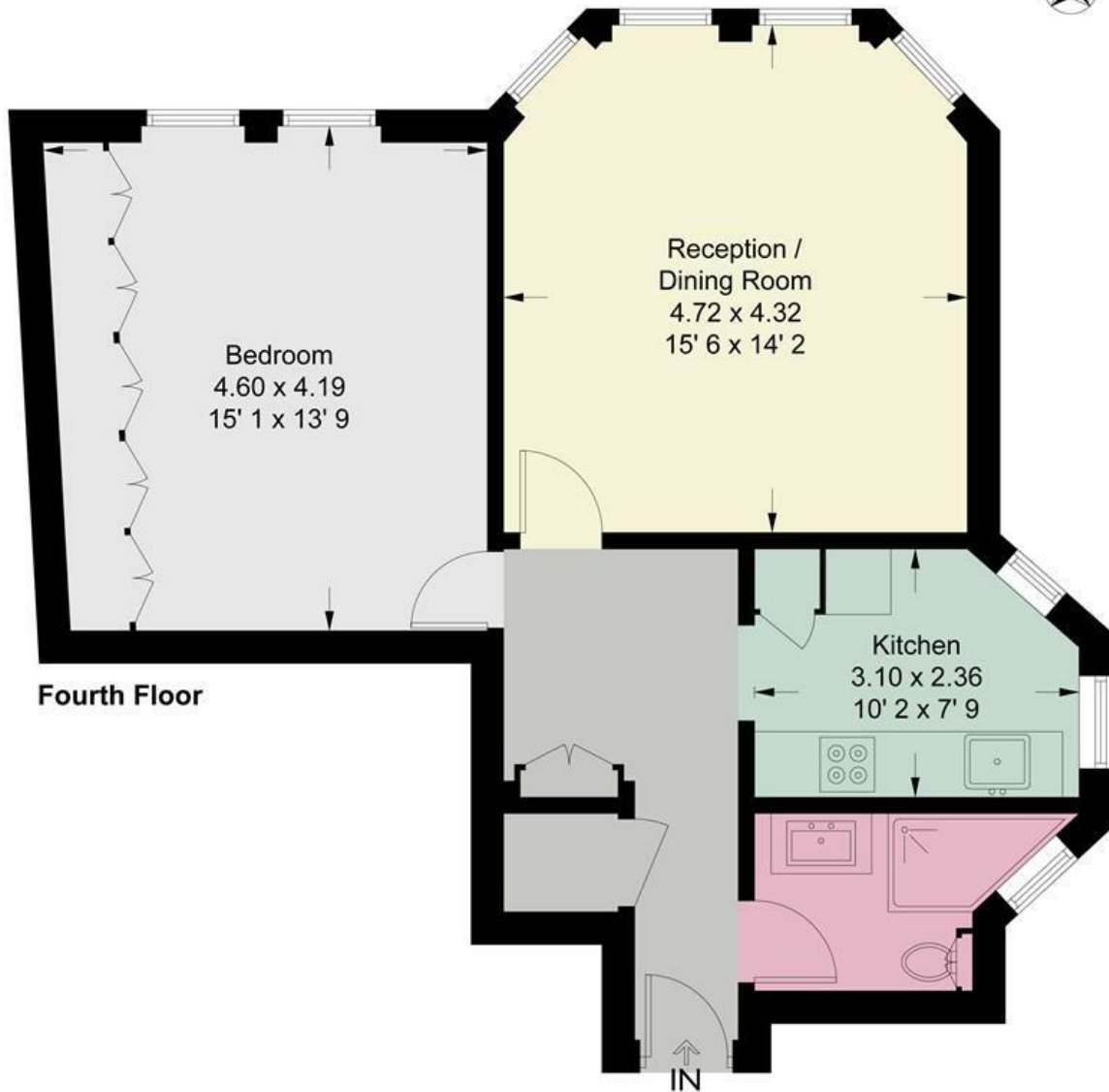


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Elm Bank Mansions

Approximate Gross Internal Area = 640 sq ft / 59.5 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>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	

