



**JAMES
ANDERSON**



TO LET

The Coterie Apartments, Barnes, SW13

£4,950 Per Month

Per Month

Immaculate top floor split level apartment located in a gated development, moments from Barnes Pond. The exceptionally spacious ground floor comprises a bright living room with juliet balcony, modern fully fitted kitchen/diner, double bedroom/second reception with wooden floors and guest W/C. Upstairs, there are two further bedrooms both with en-suite bathrooms, sizeable walk-in wardrobes and juliet balconies. The property is not short of storage and it has been recently decorated with new carpets throughout. The building has lift access and residents also benefit from one off street parking space. Barnes Bridge Station is a short walk away and the property is fantastically located for all of the amenities on the Barnes High Street.



Three Double Bedrooms



Two Bathrooms



Large Reception



Kitchen/Diner



EPC B | Council Tax G | Deposit £6,853.84



Barnes Bridge Station



Outstanding Local Schools



Moments From Barnes Pond



Off Street Parking



12 Month Minimum Term | Holding Deposit £1,142.31

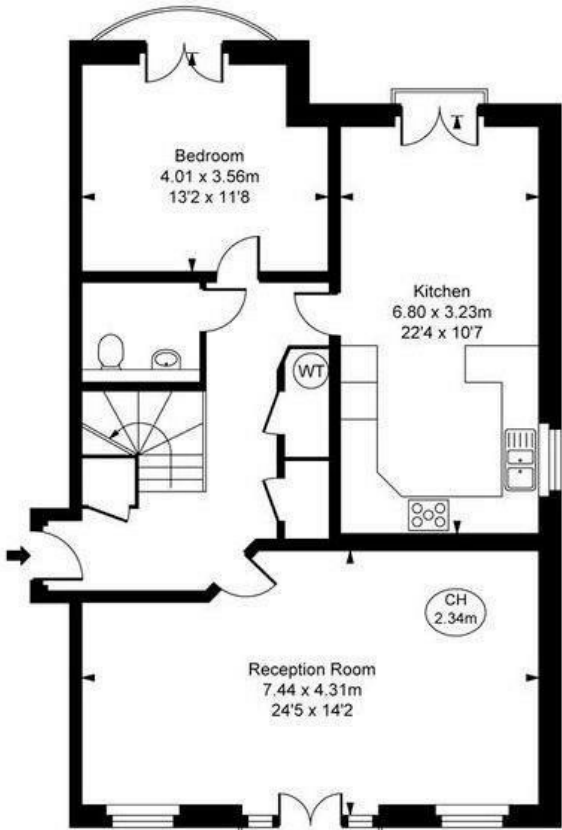


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

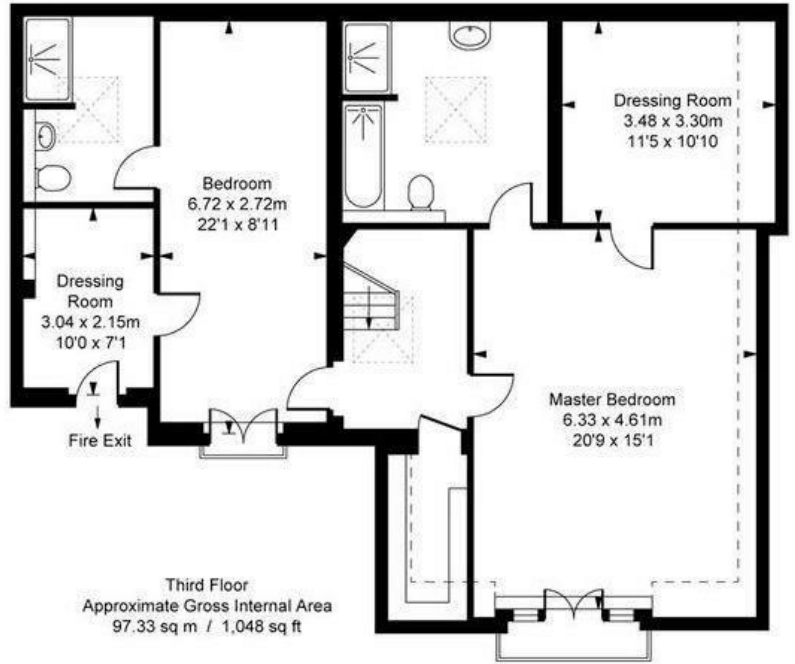
0208 878 8688

The Coterie Apartments,
Willow Avenue, SW13
Approximate Gross Internal Area
184.53 sq m / 1,986 sq ft

(Including restricted height
under 1.5m [= = = =])
(CH = Ceiling Heights)



Second Floor
Approximate Gross Internal Area
87.20 sq m / 939 sq ft



Third Floor
Approximate Gross Internal Area
97.33 sq m / 1,048 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

