



**JAMES
ANDERSON**



TO LET

Charles Street, Barnes, SW13

£3,600 Per Month

Per Month

LET AGREED- A modern and well presented three bedroom, two bathroom town house that is situated in the desirable location of Little Chelsea in Barnes. The property offers a contemporary fully fitted open plan kitchen and dining, cloakroom/utility room and private patio garden on the ground floor. The first floor benefits a bright reception room and one double bedroom with an en-suite shower room. The second floor provides two further double bedrooms, one with ensuite bathroom. This modern home also boasts off street allocated parking and is within very close distance to Barnes Primary School. The shopping, pubs and restaurants of White Hart Lane are just at the end of Charles Street as is the River Thames. Local parks are close by and Richmond Park is easily accessible. Barnes Bridge station is very nearby and offers services to Waterloo in 26 minutes. Both the 209 and 419 buses provide frequent services to Hammersmith



Three Bedroom House



Two Bathroom



Allocated Off Street Parking



Private Garden



Dining Room



Bright Reception



Close to Barnes Primary School



Close to Transport

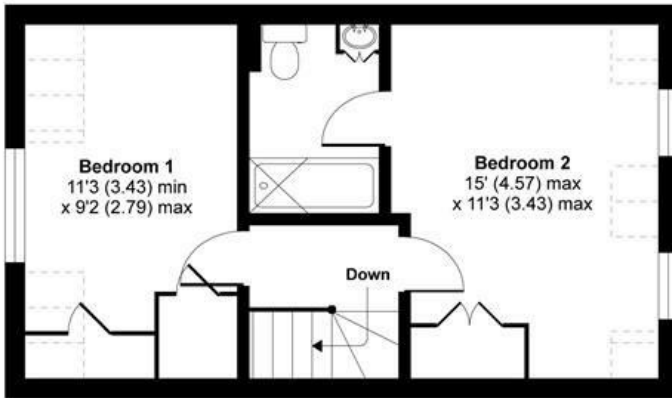


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

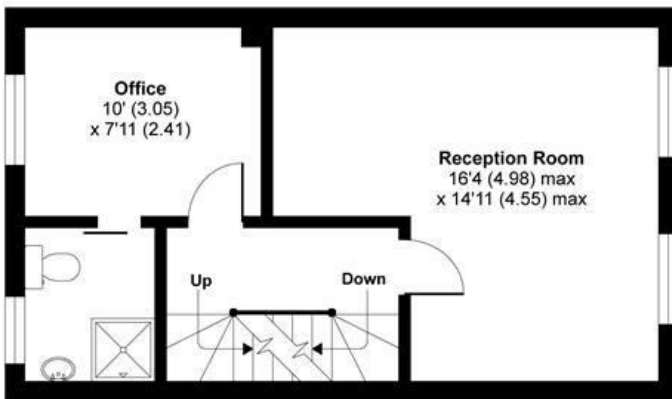
0208 878 8688

Charles Street, London, SW13

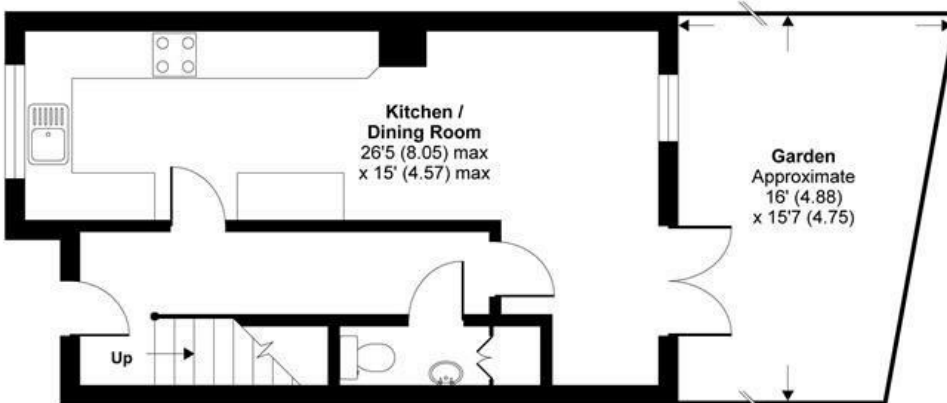
APPROX. GROSS INTERNAL FLOOR AREA 1151 SQ FT 106.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Denotes restricted head height

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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		
	65	79
England & Wales	EU Directive 2002/91/EC	

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		
	60	76
England & Wales	EU Directive 2002/91/EC	

