



**JAMES  
ANDERSON**



## TO LET

**£2,750**

### Railway Side, Barnes, London, SW13

Nestled in the charming area of Railway Side, London, this delightful mid-terrace cottage offers a perfect blend of comfort and modern living. The property boasts two well-proportioned bedrooms, making it an ideal choice for small families or professionals.

As you enter, you are welcomed into a spacious reception room that exudes warmth and character, providing a lovely space for relaxation or entertaining guests. The rear kitchen extension enhances the living area, allowing for an abundance of natural light to flood the home, creating a bright and inviting atmosphere throughout.

One of the standout features of this property is the patio garden, which can be accessed directly from the kitchen.

Conveniently located close to Barnes Primary School, this property is well-suited for families with young children, ensuring that education is just a short walk away. The surrounding area offers a friendly community vibe, with local amenities and transport links easily accessible.



Two Double Bedrooms



Modern Fitted Bathroom



Open Plan Kitchen



Built In Storage



EPC D | Council Tax Band E | Holding Deposit £634.62



Barnes Station



Barnes Primary School



Close to Barnes Village



Private Garden



Minimum Term 12 Months | Deposit £3,173.07



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

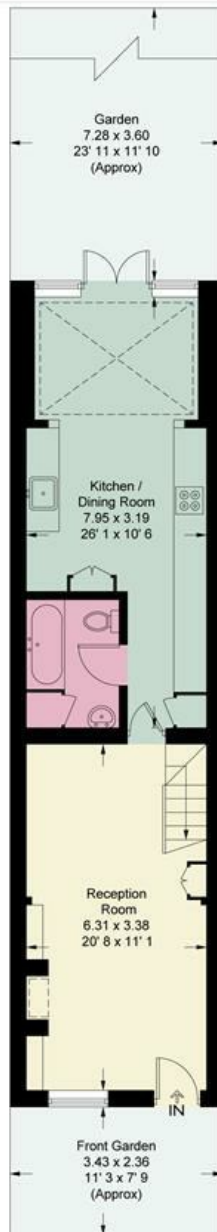
**0208 878 8688**

# Railwayside

Approximate Gross Internal Area = 842 sq ft / 78.3 sq m  
 (Including Reduced Headroom)  
 Reduced Headroom = 100 sq ft / 9.3 sq m

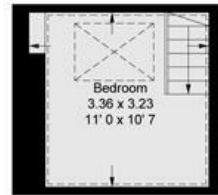


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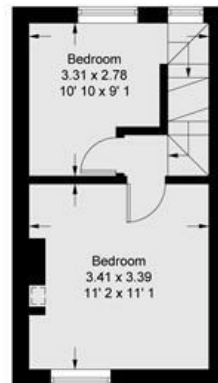


**Ground Floor**  
 512 sq ft / 47.6 sq m  
 (Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0"



**Second Floor**  
 105 sq ft / 9.8 sq m  
 (Including Reduced Headroom)



**First Floor**  
 225 sq ft / 20.9 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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		

