



**JAMES
ANDERSON**



TO LET

£6,500

Cleveland Gardens, Barnes, SW13

A beautifully refurbished three-bedroom house in the heart of Barnes, offering contemporary living with exceptional attention to detail. This stunning home boasts three luxurious bathrooms, a stylishly designed kitchen, basement and a private garden perfect for entertaining. Finished to an impeccable standard, the property is ideally located near Barnes Station, outstanding schools, and the vibrant shops and cafes of Barnes High Street. With its blend of modern design and prime location, this property is perfect for families or professionals seeking comfort and convenience.



Three Double Bedrooms



Three Bathrooms



Stunning Kitchen



Close To Barnes Station



EPC C | Council Tax Band | Deposit £9,000.00



St Osmonds Primary School



Barnes Village



Private Garden




Brand New Home



12 Month Minimum Term | Holding Deposit £1,500.00



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	