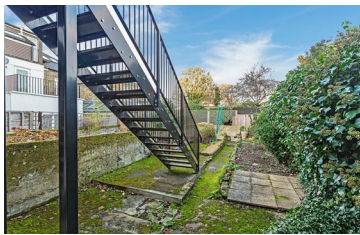




JAMES  
ANDERSON













## TO LET

Glenthams Road, Barnes, SW13

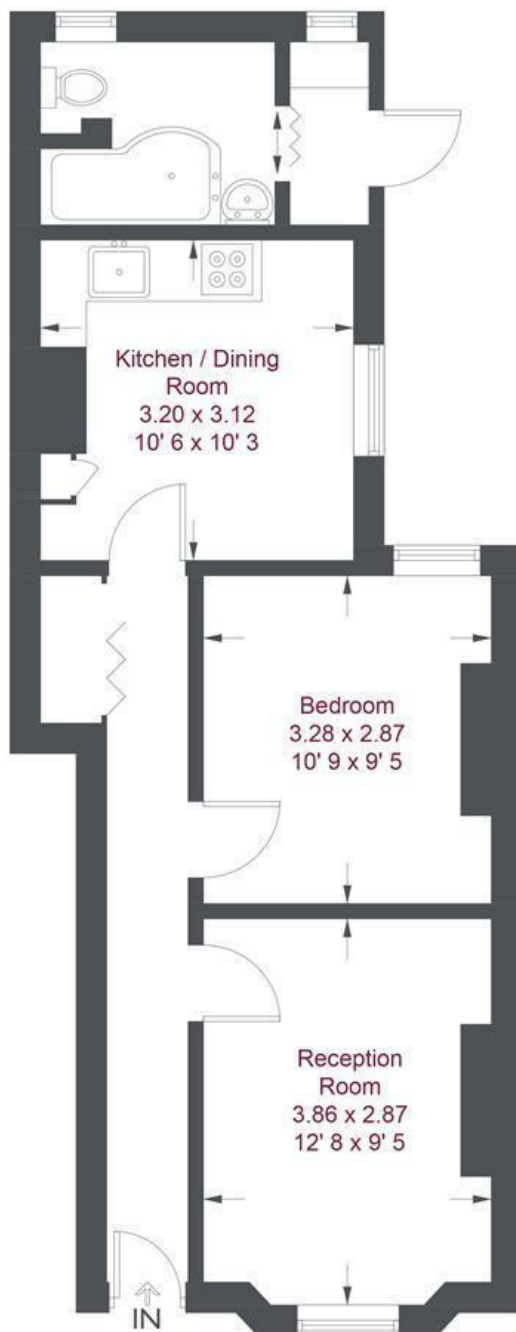
## £1,750 Per Month

Per Month

This well finished one bedroom flat benefits from a separate kitchen that leads onto a well sized and easy to maintain garden. It is located on a quiet residential no through road, a short distance to Barnes station. The property is available unfurnished and for tenants looking long term.

-  One Bedroom
-  Modern Bathroom
-  Separate Living Room
-  Fully Fitted Kitchen
-  EPC E / Council Tax C / Deposit £2,019.23
-  Barnes Station
-  Lowther Primary School
-  Short Distance to the Village
-  Garden
-  12 Month Minimum Term / £403.84





Ground Floor

### Glentham Road

Approximate Gross Internal Area = 490 sq ft / 45.5 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (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>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
|  | <b>42</b>               | <b>77</b> |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (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>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
|   |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |

