



JAMES
ANDERSON



TO LET

Ellison Road, Barnes, SW13

£5,250 Per Month

Per Month

Attractive, period, semi-detached family home set in a quiet, residential cul-de-sac in the heart of Barnes village. This charming family home offers 3 double bedrooms and a nursery. With front and rear gardens as well as external storage and a generous balcony of the guest bedroom. The inviting living space features a cosy fireplace, there is also a modern kitchen that opens into a dining area and a practical utility area with a guest W.C. The first floor accommodates a modern bathroom alongside four bedrooms and stairs that lead to an attic, perfect for a home office or additional storage space. Ellison Road offers easy access to Barnes village amenities, the river, and Barnes pond. Barnes station is a short walk away, providing regular service to London Waterloo, with local bus services also nearby.



Four Bedrooms



Bathroom & Guest W.C.



Two Reception Rooms



Modern Kitchen



EPC E | Council Tax G | Deposit £6,057.69



Barnes Station



Outstanding Local Schools



Central Barnes Location



Private Garden



12 Month Minimum Term | Holding Deposit £1,211.53



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

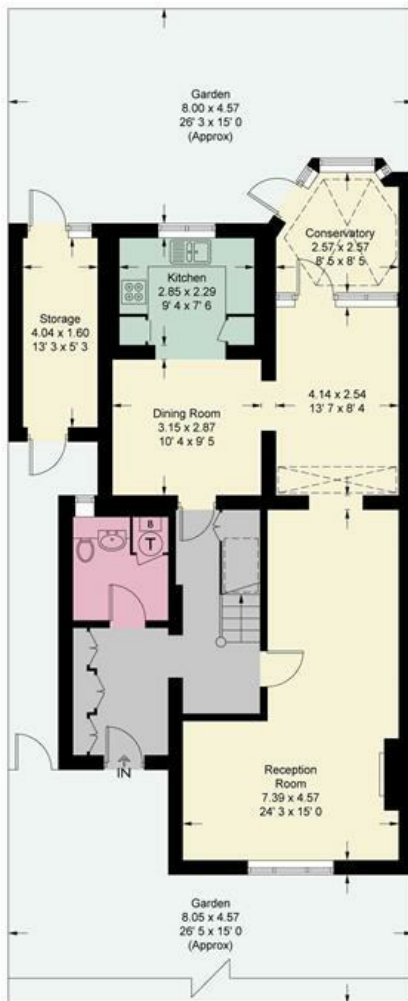
0208 878 8688

Ellison Road

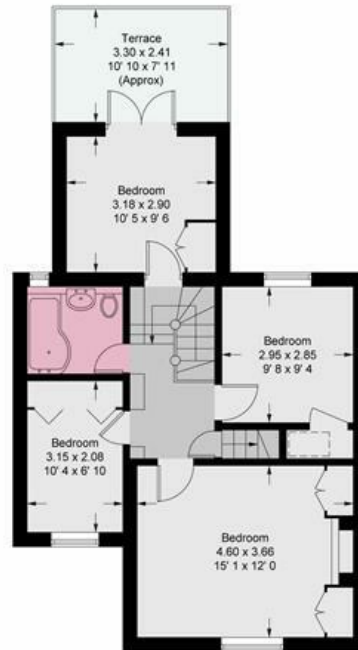
Approximate Gross Internal Area = 1961 sq ft / 182.1 sq m
(Including Reduced Headroom / Storage)
Reduced Headroom = 176 sq ft / 16.3 sq m
Storage = 72 sq ft / 6.7 sq m



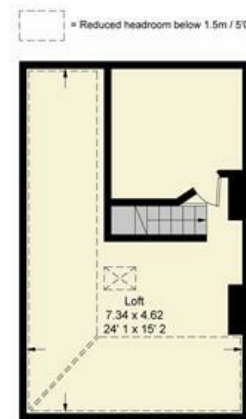
JAMES
ANDERSON



Ground Floor
914 sq ft / 84.9 sq m
(Including Reduced Headroom)



First Floor
613 sq ft / 56.9 sq m
(Including Reduced Headroom)



Loft
362 sq ft / 33.6 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.

