



**JAMES  
ANDERSON**



## TO LET

Treen Avenue, London, SW13

## £2,100 Per Month

Per Month

Welcome to this charming one-bedroom ground floor apartment located on White Hart Lane in London. This purpose-built flat boasts a very modern finish, having just been renovated to offer a fresh and contemporary living space.

The property features one reception room, perfect for relaxing or entertaining guests, along with a well-appointed bathroom. One of the highlights of this apartment is the private garden, providing a lovely outdoor space to enjoy some fresh air or perhaps indulge in a spot of gardening.

Situated in a prime location, you'll find yourself just a stone's throw away from the shops and cafes that line White Hart Lane. Additionally, the convenience of having both Barnes Station and Barnes Bridge Station nearby ensures easy access to transportation links for your daily commute or weekend adventures.

Don't miss out on the opportunity to make this stylish and conveniently located flat your new home. Book a viewing today and envision the possibilities that await in this delightful property.



One Bedroom



Modern Shower Room



Bright Reception Room



Barnes & Barnes Bridge Station



EPC C / Deposit £2,307.69



Prime Location



White Hart Lane



Private Garden



Furnished Apartment



12 Month Minimum Term / £461.53 Holding Deposit



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

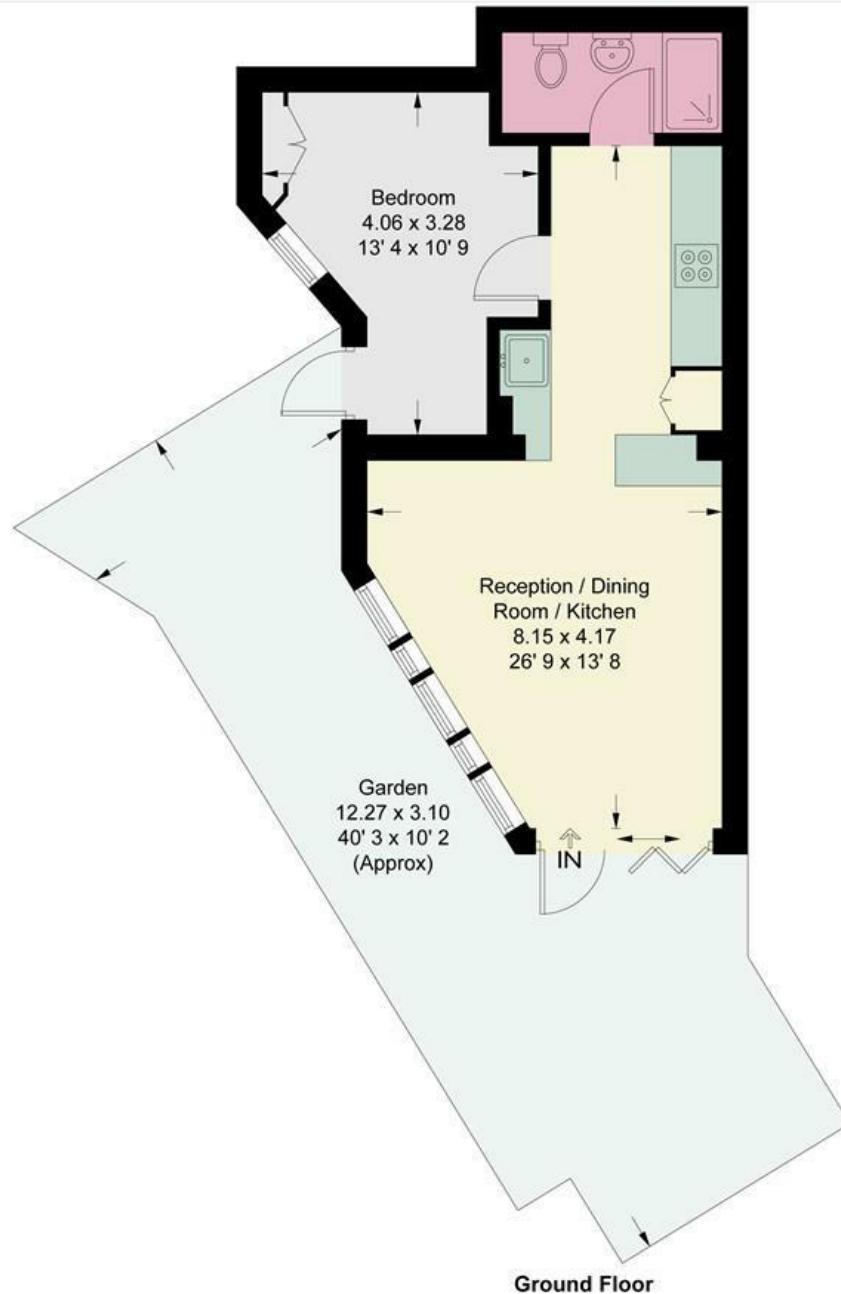
0208 878 8688

# Treen Avenue

Approximate Gross Internal Area = 415 sq ft / 38.5 sq m



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**Ground Floor**

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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>78</b>	<b>78</b>
(55-68) <b>D</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		

