TO LET

£5,000 Per Month

Ellison Road, Barnes, SW13

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 £5,769.23

- Barnes Station
- Outstanding Local Schools
- Central Barnes Location
- Private Garden
- 12 Month Minimum Term | Holding Deposit £1,153.85
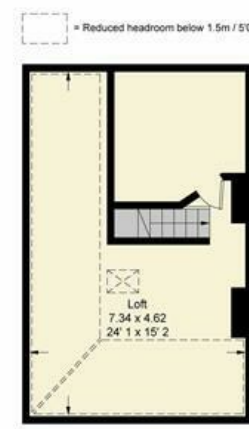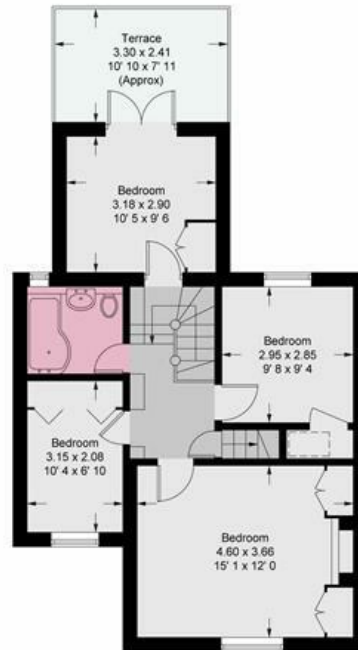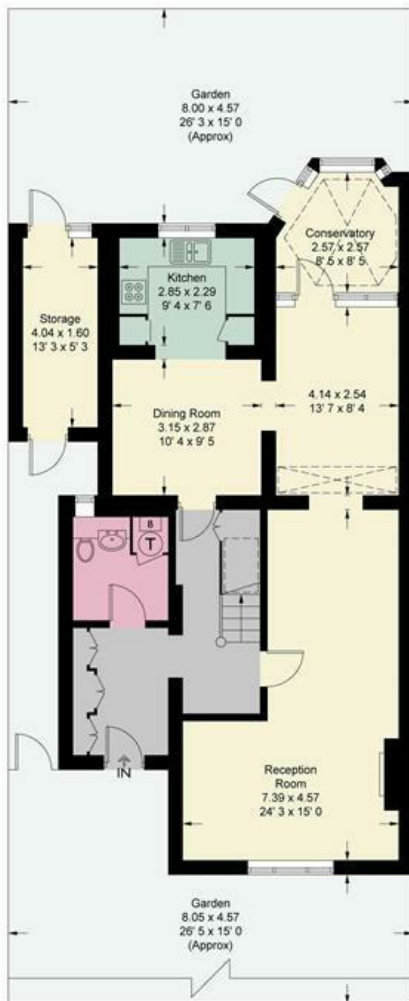
Ellison Road

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

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Ground Floor

Garden
8.00 x 4.57
26' 3 x 15' 0
(Approx)

Conservatory
2.57 x 2.57
8' 5 x 8' 5

Kitchen
2.85 x 2.29
9' 4 x 7' 6

Storage
4.04 x 1.60
13' 3 x 5' 3

Dining Room
3.15 x 2.87
10' 4 x 9' 5

4.14 x 2.54
13' 7 x 8' 4

Reception Room
7.39 x 4.57
24' 3 x 15' 0

IN

Garden
8.05 x 4.57
26' 5 x 15' 0
(Approx)

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

First Floor

Terrace
3.30 x 2.41
10' 10 x 7' 11
(Approx)

Bedroom
3.18 x 2.90
10' 5 x 9' 6

Bedroom
2.95 x 2.85
9' 8 x 9' 4

Bedroom
3.15 x 2.08
10' 4 x 6' 10

Bedroom
4.60 x 3.66
15' 1 x 12' 0

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

Loft

= Reduced headroom below 1.5m / 5'0

Loft
7.34 x 4.62
24' 1 x 15' 2

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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