



**JAMES  
ANDERSON**



## TO LET

Elm Bank Mansions, Barnes, SW13

## £3,000 Per Calendar

Per Calendar Month

Situated on the second floor of this highly regarded and elegant Edwardian mansion block, this beautifully refurbished apartment seamlessly blends period charm with modern comfort. The accommodation comprises a well-appointed kitchen, a stylish newly renovated bathroom featuring a luxurious walk-in rain shower, two generously sized double bedrooms, and a charming bay-fronted reception room.

Elm Bank Mansions benefits from bright and airy communal halls and stairwells, well-maintained communal gardens, on-site porter, CCTV security and bike storage. Ideally located just moments from Barnes Bridge station and the amenities of Barnes Village and White Hart Lane, offering excellent transport links. Additionally, the close proximity of both the M3 and M4 motorways ensures easy access to the South and West.

-  Two Double Bedrooms
-  Brand New Bathroom
-  12 Months Minimum Term / Holding Deposit £692.30
-  Spacious Fully Fitted Kitchen
-  EPC C / Deposit £3,461.53 / Council Tax E
-  Barnes Bridge Station
-  Outstanding Local Schools
-  River Thames
-  Freshly Painted
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OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Elm Bank Mansions

Approximate Gross Internal Area = 906 sq ft / 84.2 sq m



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
<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>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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