



JAMES  
ANDERSON



## TO LET

Second Avenue, Barnes, SW14

**£5,000 Per Calendar**

Per Calendar Month

This beautifully presented four-bedroom family home offers a fantastic rental opportunity in a highly sought-after location. The extended property features a spacious bay-fronted through lounge with feature fireplaces, bespoke fitted storage, and wooden flooring, leading to a bright modern kitchen with garden access. Additional conveniences include a downstairs WC and under-stairs storage.

The first floor boasts a large front bedroom with fitted wardrobes, two further double bedrooms (one with fitted storage), and a contemporary family bathroom. The top floor is home to an impressive main bedroom with fitted wardrobes, eaves storage, and a luxurious en-suite.

The property includes a paved front garden and a low-maintenance rear garden with artificial grass and gated access to a secure shared alleyway. Located on a quiet tree-lined road, the home is near outstanding primary schools, Barnes Bridge and Mortlake stations (with direct links to Waterloo), as well as the River Thames and White Hart Lane's vibrant restaurants and pubs.



Four Bedroom House



Two Bathrooms



Spacious Reception Room



Open Plan Kitchen



EPC D / Council Tax G / Deposit £6,923.07



Barnes Bridge Station



Outstanding Local Schools



White Hart Lane



River Thames



12 Month Minimum Term / Holding Deposit £1,153.84



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

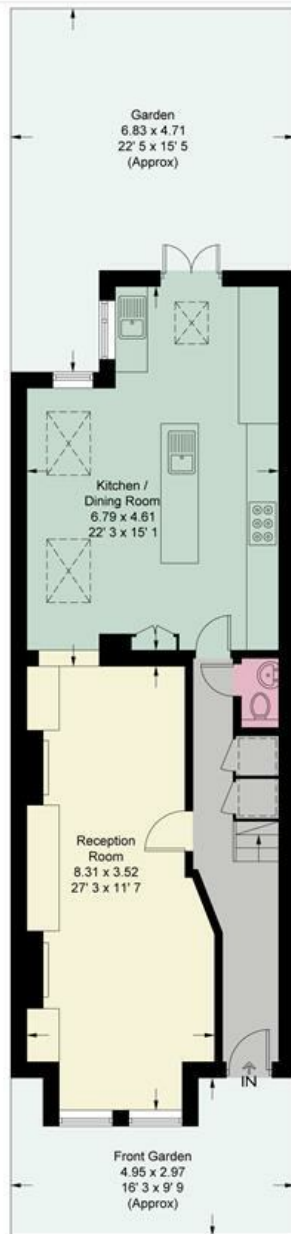
**0208 878 8688**

# Second Avenue

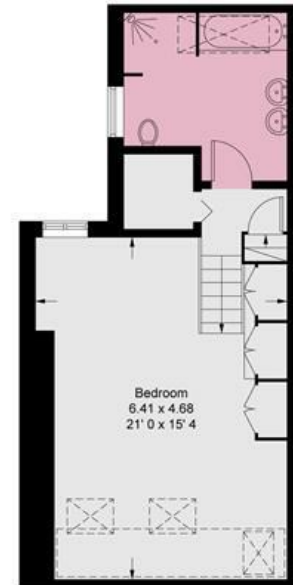
Approximate Gross Internal Area = 1754 sq ft / 163 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 52 sq ft / 4.8 sq m



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= Reduced headroom below 1.5m / 5'0"



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>		
(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	

