



**JAMES  
ANDERSON**



## TO LET

The Terrace, Barnes, SW13

## £1,800 Per Month

Per Month

This very large, top floor one bed has an absolutely stunning finish. Neutrally decorated with high ceilings and located within the very desirable Elm Bank Mansions Mansions Block. The apartment comprises a large double bedroom, bright reception room with bay windows, bathroom with shower over bath and separate WC and Separate kitchen. This property is also located within moments of Barnes Bridge Station (25 mins to Waterloo) and the River Thames. Barnes Pond is very close by as is Barnes Village providing a fantastic selection of restaurants, pubs, local shopping and Barnes Pond and Green.



Large One Bedroom



Bathroom



Spacious Bathroom



Fitted Kitchen



EPC D / Council Tax D / £2076.92 Deposit



Barnes Bridge Station



Mansion Block Apartment



River Thames



Barnes Village

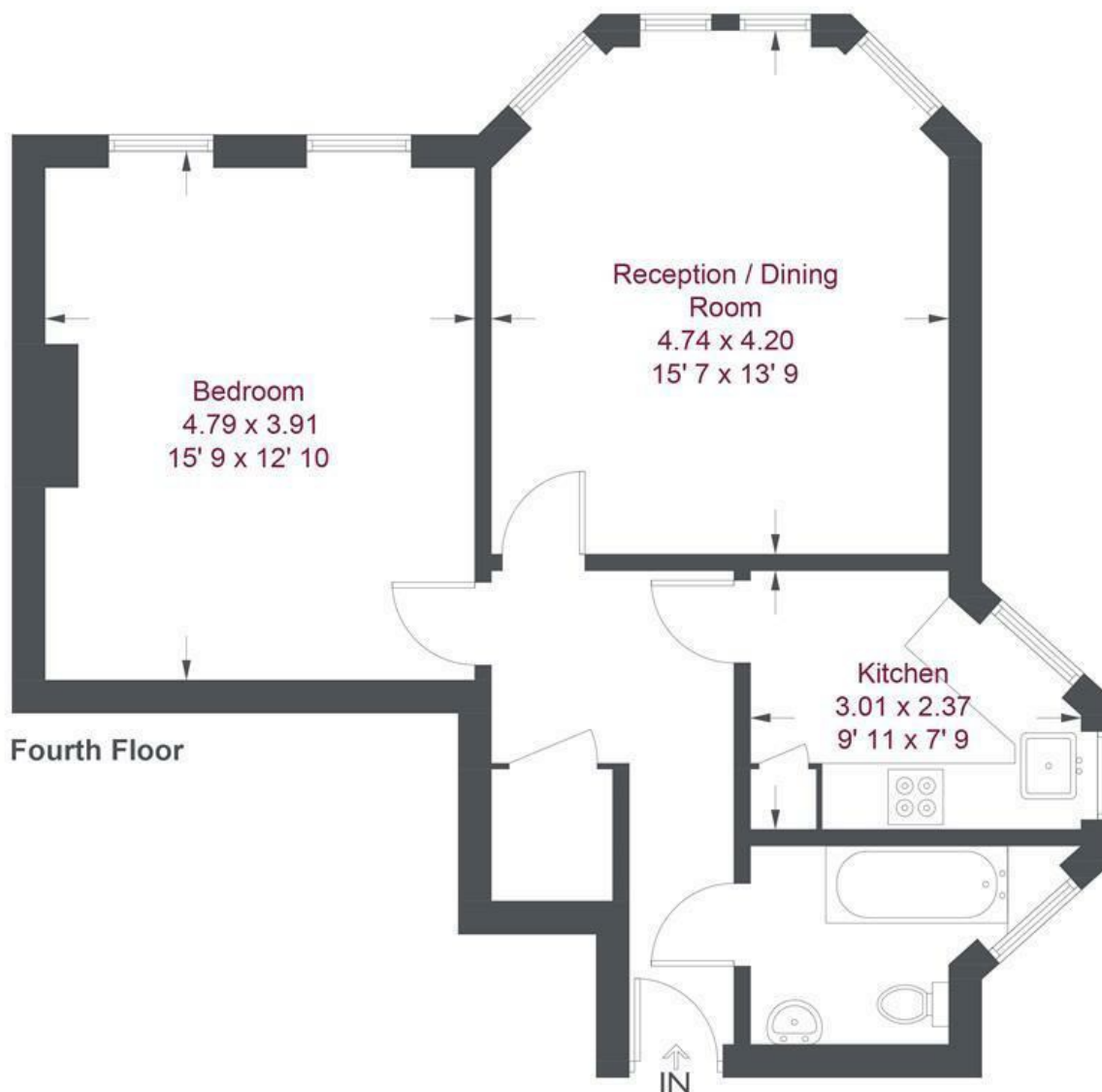


12 Month Minimum Term / £415.38 Holding Deposit



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

0208 878 8688



## Elm Bank Mansions

Approximate Gross Internal Area = 641 sq ft / 59.6 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>56</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>			<b>52</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>41</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	

