



**JAMES  
ANDERSON**



# TO LET

Washington Road, Barnes, SW13











# £2,750 Per Month

Per Month

This semi-detached house offers spacious and comfortable accommodation, finished to a high standard throughout. Featuring stylish wooden flooring and a neutral décor, the home exudes a bright and welcoming atmosphere. The modern, fully fitted kitchen is both light and airy, equipped with contemporary appliances including a dishwasher and offers ample space for dining, making it ideal for both everyday living and entertaining.

The accommodation comprises four bedrooms: three generously sized doubles and one single. There are two modern bathrooms, one with a bathtub and the other with a shower cubicle. Additional highlights include a mature rear garden with a patio area and a shed for bicycle storage, as well as the rare benefit of off-street parking at the front of the property.

Ideally located within close proximity to Hammersmith Tube Station, the River Thames, and a range of local amenities, this property offers both comfort and convenience in a desirable location.

-  Four Bedroom House
-  Hammersmith Tube
-  Two Bathrooms
-  Lowther School
-  12 Month Minimum Term | £634.62 Holding Deposit
-  Semi-Detached House
-  Modern Kitchen /Diner
-  Off Street Parking
-  EPC Rating | Council Tax E | Deposit £3,173.07
-  Double Reception Room

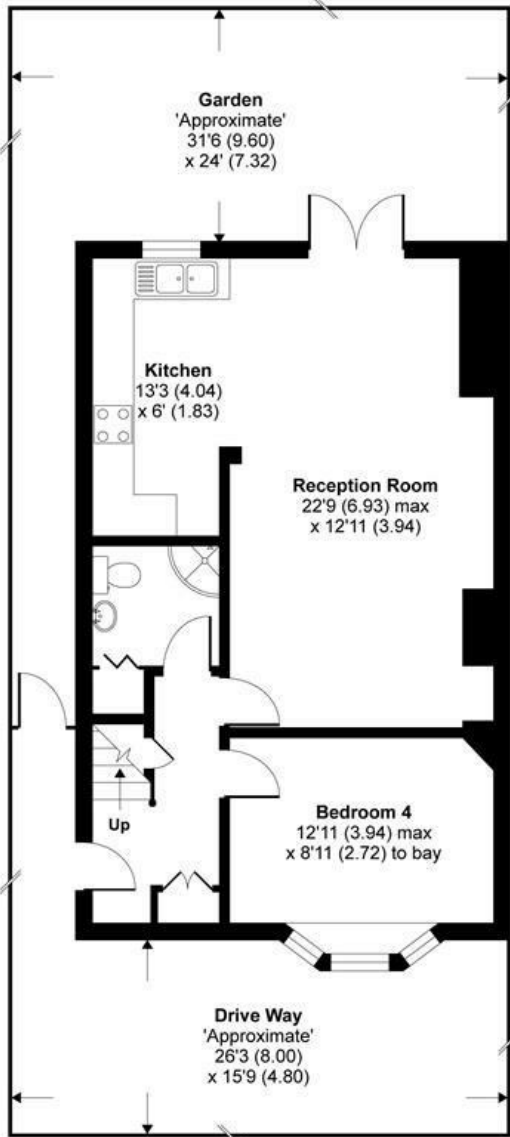


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

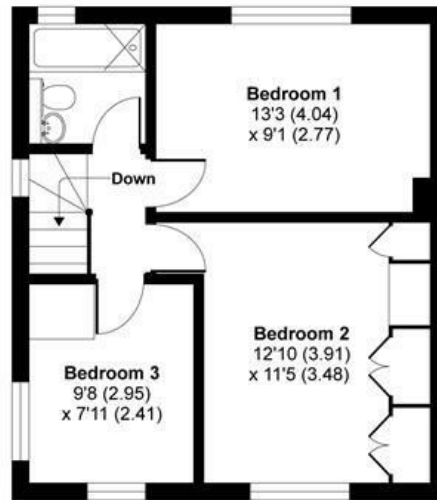
0208 878 8688

# Washington Road, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 1053 SQ FT 97.8 SQ METRES



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>84</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>66</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 |           |

