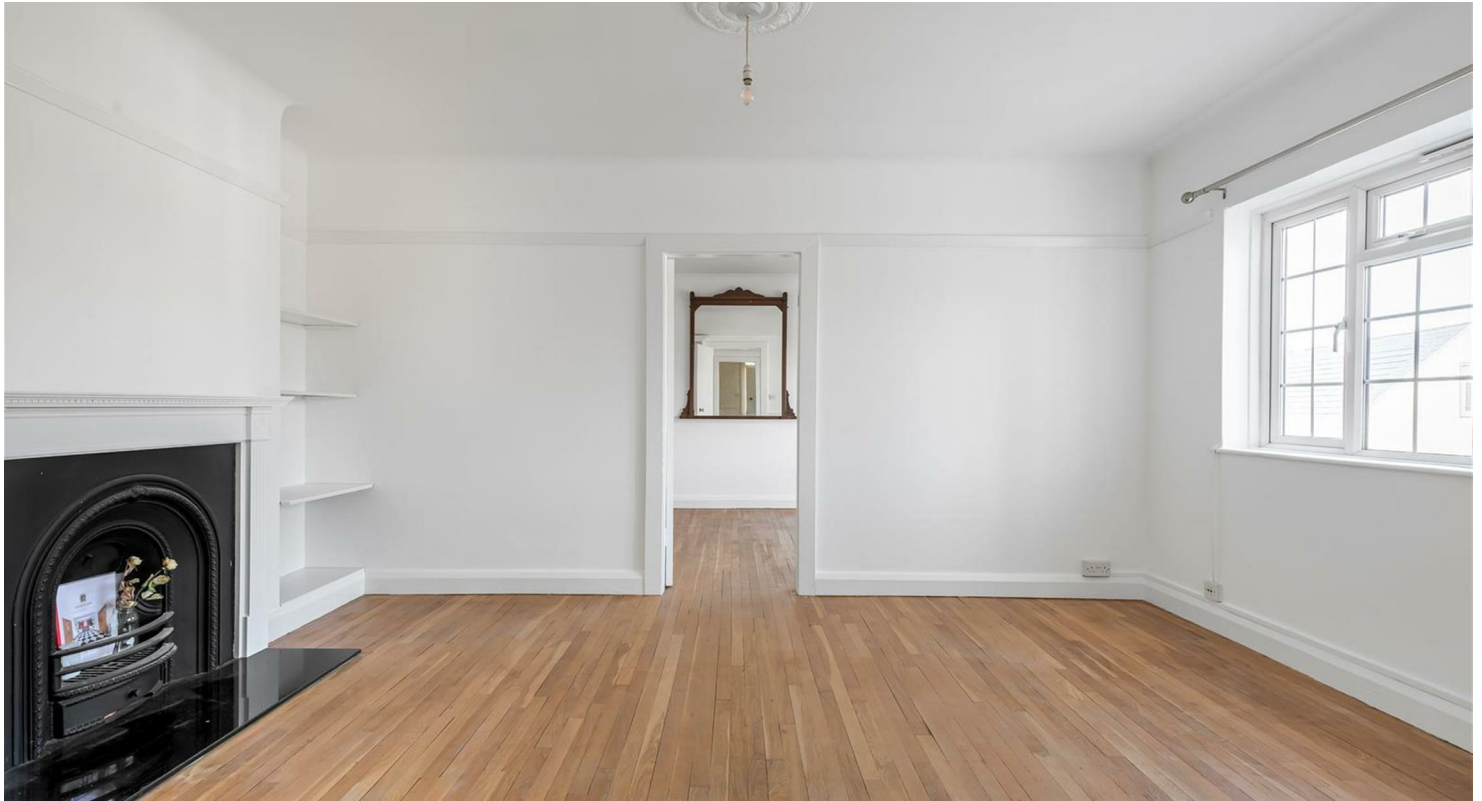




**JAMES  
ANDERSON**



## TO LET

Seaforth Lodge, Barnes, SW13

## £2,500 Per Month

Per Month

Situated on the first floor of a desirable Art Deco building on Barnes High Street, this well-presented two-bedroom apartment offers stylish and spacious living in an unbeatable central location.

The property features a bright reception/living room, two generous double bedrooms with fitted storage, a modern kitchen/breakfast room, and a contemporary bathroom. Benefits include attractive wooden flooring, double-glazed windows, and a lift-serviced building with a recently upgraded security entry system.

Seaforth Lodge is a popular residential development offering limited off-street parking (first come, first served) and additional residents' on-street parking nearby. Ideally located for Barnes and Barnes Bridge Stations, the River Thames, and the village's array of cafes, pubs, and shops.



Two Double Bedrooms



Modern Bathroom



Bright Reception



Fitted Kitchen



EPC D/ Council Tax D/ £2,884.61 Deposit



Barnes Bridge Station



St Osmunds Primary School



Barnes High Street



River Thames



12 Month Minimum Term / £576.92 Holding Deposit



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

0208 878 8688

# Seaforth Lodge

Approximate Gross Internal Area = 753 sq ft / 70 sq m



First Floor

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>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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	

