



JAMES
ANDERSON



TO LET

Barnes High Street, Barnes, SW13

£1,800 Per Month

Per Month

Situated right on the high street and just a short walk from Barnes Bridge station, this conveniently located 2-bedroom flat offers excellent access to local shops, cafes, and transport links.

Set above a traditional chip shop, the apartment features two generously sized double bedrooms and an open-plan kitchen/living area—ideal for sharers, couples, or those seeking extra space to work from home.

While compact and simple in finish, the flat benefits from an unbeatable location. You can catch a glimpse of the river from the bedroom window—a reminder of how close you are to the Thames and Barnes' scenic riverside paths.

Gas and electricity bills are included in the rent. Council tax is payable separately.



Two Bedroom



Bathroom with Separate WC



Open Plan Living Dining Kitchen



Kitchen With White Goods



EPC E / Council Tax C / Deposit £2,076.92



Barnes Bridge Station



Local Shops and Cafes



River Thames



Gas & Electric Bills Included



12 Month Minimum Term / Holding Deposit £415.38

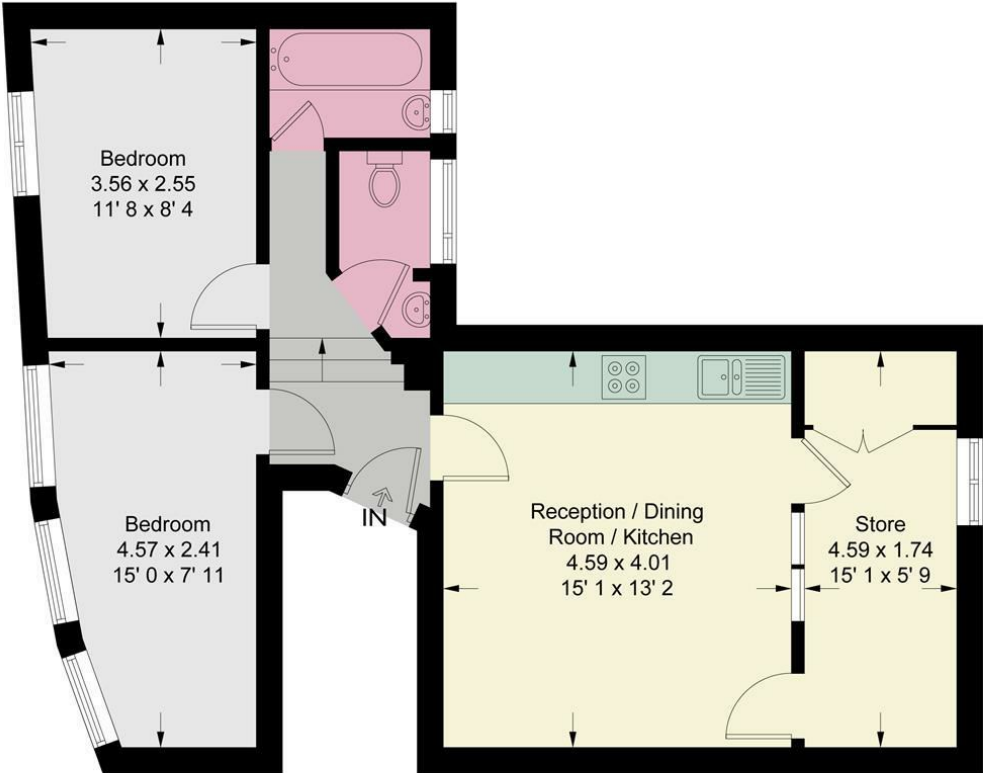


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

Barnes High Street

Approximate Gross Internal Area = 607 sq ft / 56.4 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	65
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

