



**JAMES  
ANDERSON**



## TO LET

Priests Bridge, London, SW13

## £3,250 Per Month

Per Month

Situated on Priests Bridge in Barnes is an intriguing detached house arranged over two floors. The property offers a large open-plan living space, with modern built in kitchen, dining area, downstairs w/c and a sizeable utility room. A central staircase leads to three double bedrooms and a modern bathroom. Further benefits include wooden floors throughout, access to an easy to maintain private garden and secure off street parking. This unique home is offered on an unfurnished basis.



Three Bedrooms



Modern Bathroom



Open Plan Living



Modern Kitchen



EPC E / Council Tax F / Deposit £3,750



Barnes Station



East Sheen Primary



Close to White Hart Lane



Private Garden



12 Month Minimum Term / £750 Holding Deposit



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

0208 878 8688



**Ground Floor**  
604 sq ft / 56.1 sq m



**First Floor**  
547 sq ft / 50.8 sq m

### Priests Bridge

Approximate Gross Internal Area = 1151 sq ft / 106.9 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>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</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>			
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