



**JAMES  
ANDERSON**



# TO LET

Ashleigh Road, Barnes, SW14

# £4,500 Per Month

Per Month

Situated on the sought-after, tree-lined Ashleigh Road and just a short stroll from the River Thames, this beautifully presented four-bedroom family home offers spacious living in a superb location. Ideally positioned within walking distance of both Barnes Bridge and Mortlake train stations and multiple outstanding local schools.

The ground floor features a generous double reception room with a bright dual aspect and elegant doors opening directly onto a private rear garden. The garden offers a decked terrace, leading down to a well-kept lawn—an ideal space for family life and entertaining.

To the rear, the large, contemporary family kitchen is complete with a sitting area and impressive bi-folding doors that create a seamless connection between indoor and outdoor living.

The first floor comprises three well-proportioned bedrooms and a stylish modern family bathroom. The top floor hosts a spacious fourth bedroom with its own ensuite shower room, offering privacy and comfort for guests or older children.

-  Four Bedroom House
-  Two Bathrooms
-  Spacious Double Reception Room
-  Bright Family Kitchen
-  EPC D / Council Tax G / Deposit £5,192.30

-  Mortlake Station
-  Outstanding Local Schools
-  Close to the River Thames
-  Large Private Garden
-  12 Month Minimum Term / Holding Deposit £1,038.46



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

0208 878 8688

# Ashleigh Road

Approximate Gross Internal Area = 1645 sq ft / 152.9 sq m

(Including Reduced Headroom / Eaves / Outhouse)

Reduced Headroom / Eaves = 66 sq ft / 6.1 sq m

Outhouse = 151 sq ft / 14 sq m



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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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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