



**JAMES
ANDERSON**













TO LET

Second Avenue, Barnes, SW14

£5,000 Per Month

Per Month

Attractive, period family home located within one of the finest roads in the Barnes area. This modern and light property has spacious accommodation arranged over three floors (approx. 1700 square feet). The ground floor offers a spacious double reception room with an attractive fireplace and bespoke storage, and an extended modern kitchen/dining room, fitted with integrated appliances, and has doors out to the rear garden. There is also a useful cloakroom off the hallway on the ground floor. The first floor comprises three spacious bedrooms, all with fitted cupboards, and a modern family bathroom. An impressive principle bedroom with en-suite bathroom, and eaves storage are located on the second floor. The rear garden is a much wider than average for the road, approximately 20ft by 20ft, which is mostly laid with artificial grass and flows nicely from the kitchen and has a gate providing useful rear access. Second Avenue is a popular location close to outstanding schools and conveniently placed for the amenities of White Hart Lane and Barnes Village. Barnes Bridge Station is also within walking distance.

-  Four Bedrooms
-  Two Modern Bathrooms & Cloakroom
-  Spacious Double Reception
-  Modern Kitchen/Dining Room
-  EPC Rating D / Council Tax G / Deposit £6,923.07
-  Barnes Bridge & Mortlake Stations
-  Outstanding Local Schools
-  20ft by 20ft Rear Garden
-  Period Mid-Terrace Family Home
-  12 Month Minimum Term / Holding Deposit £1,153.84



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

0208 878 8688

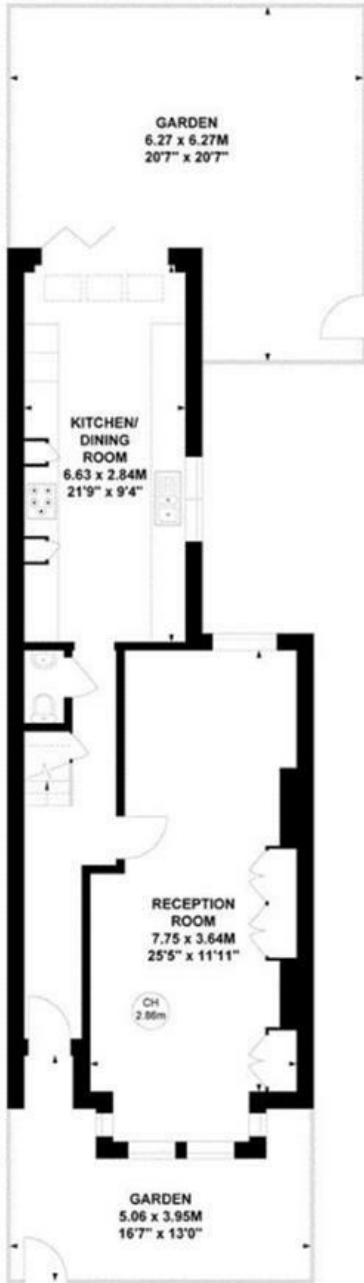
Second Avenue, SW14

Approximate gross internal area

157.93 sq m / 1700 sq ft

(Including Eaves Storage)

Eaves Storage : 10.74 sq m / 116 sq ft



Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		

