



JAMES
ANDERSON



TO LET

Westfields Avenue, London, SW13

£3,250 Per Month

Per Month

This attractive and well-maintained three-bedroom home is situated in the highly desirable Little Chelsea area. The ground floor offers a light and spacious double reception room with oak flooring and a gas coal-effect fireplace, leading through to a stylish kitchen and dining space with bi-fold doors opening onto a south-facing garden, perfect for indoor-outdoor living.

On the first floor there are two generous double bedrooms and a modern family bathroom. The top floor features a large principal bedroom with an ensuite shower room and a Juliette balcony. The property is presented in excellent condition throughout, with neutral décor and fitted carpets.

The location is ideal for families, with Barnes Primary School nearby, along with the shops and amenities of White Hart Lane and Barnes Village. Barnes Bridge and Barnes stations provide convenient rail links into Waterloo. Available from late January.



Three Bedrooms



Two Bathrooms



Spacious Reception Room



Modern Kitchen



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



Barnes Bridge Station



Barnes Primary School



White Hart Lane



Private Garden



Short Term Rental / £750 Holding Deposit



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

0208 878 8688

Westfields Avenue

Approximate Gross Internal Area = 1178 sq ft / 109.5 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
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		
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	

