



**JAMES  
ANDERSON**



## TO LET

The Terrace, London, SW13

## £2,500 Per Month

Per Month

A beautifully presented and spacious one-bedroom apartment, situated on the third floor of a highly regarded and attractive Edwardian mansion block.

This charming property offers a generous entrance hall, a well-appointed modern kitchen with space for dining, and a bright, contemporary bathroom featuring both a large bath and a separate walk-in shower. The impressive double bedroom benefits from fitted wardrobes, while the elegant bay-fronted reception room provides a warm and inviting living space. Stunning parquet flooring runs throughout, complemented by a clear attention to detail in every aspect of the design and finish.

Elm Bank Mansions is ideally located just moments from the amenities of Barnes Village and White Hart Lane. Barnes Bridge station is also within easy walking distance, making it perfect for commuters.

This stylish apartment is in excellent condition throughout and is offered furnished.

-  Stunning One Bedroom Apartment
-  Modern Bathroom With Separate Shower
-  Bright Sitting Room With Bay Window
-  Contemporary Kitchen with Dining
-  EPC C / Council Tax / £2,884.61 Deposit
-  Barnes Bridge Station
-  Furnished
-  Attractive Mansion Block Apartment
-  Beautifully Presented
-  £576.92 Holding Deposit



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

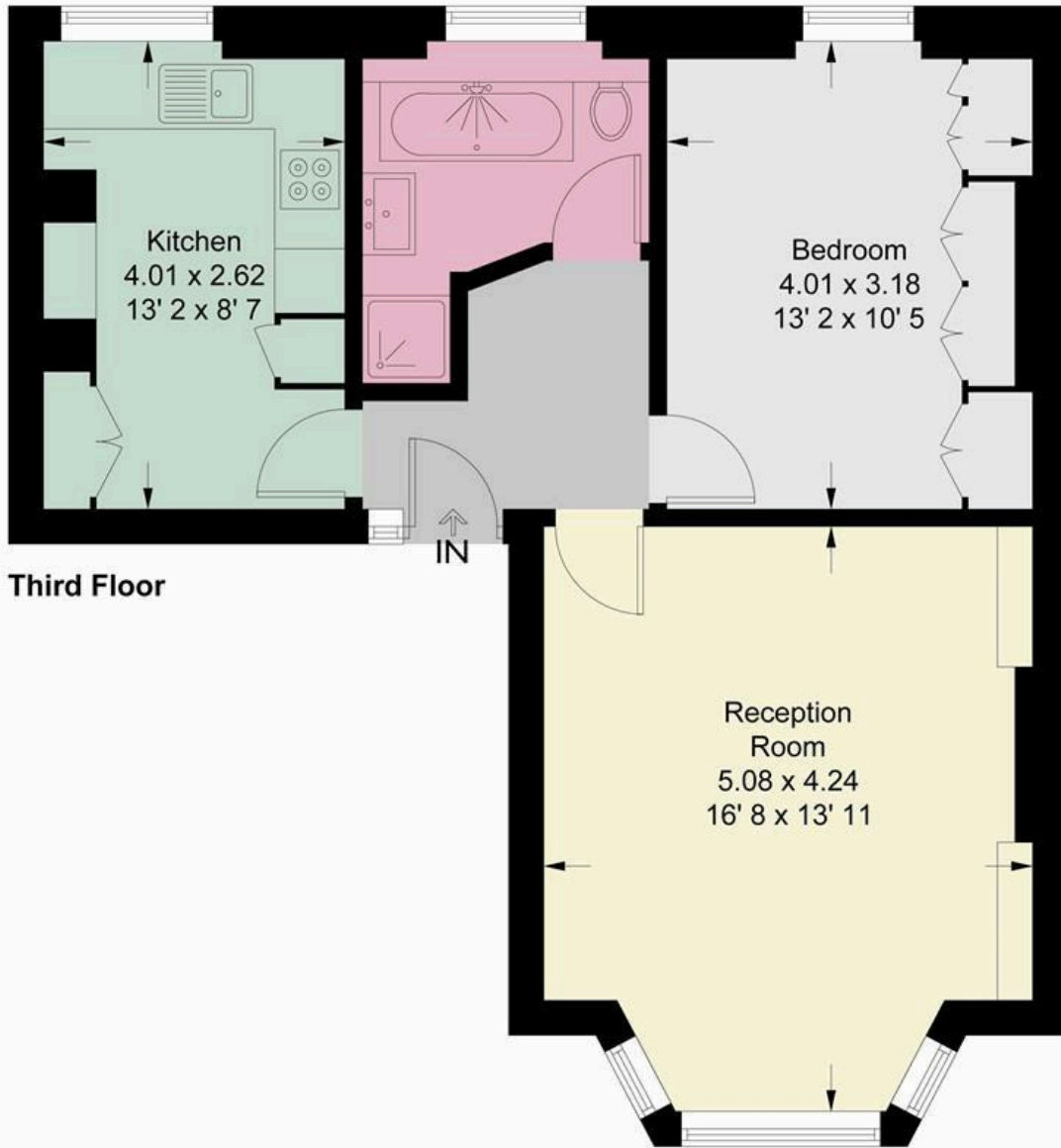
0208 878 8688

# Elm Bank Mansions

Approximate Gross Internal Area = 596 sq ft / 55.4 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) <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>			
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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